



PLANNING COMMISSION MEETING

Clearlake City Hall Council Chambers
14050 Olympic Dr, Clearlake, CA

Tuesday, August 10, 2021

6:00 PM

On March 12, 2020, Governor Newsom issued Executive Order N-25-20, which allows Commission Members to attend Planning Commission meetings telephonically. On June 11, 2021, Governor Newsom extended this Order through September 30, 2021. Please be advised that some, or all, of the Clearlake Planning Commission Members may attend this meeting telephonically.

The Planning Commission meetings are viewable in person in the Council Chambers, via livestreaming on the City's YouTube Channel (https://www.youtube.com/channel/UCTyifT_nKS-3woxEu1ilBXA) or "Lake County PEG TV Live Stream" at <https://www.youtube.com/user/LakeCountyPegTV/featured> and the public may participate through Zoom at the link listed below. The public can submit comments and questions in writing for Commission consideration by sending them to the Assistant Planner Susanna Gutierrez at sgutierrez@clearlake.ca.us. To give the Planning Commission adequate time to review your questions and comments, please submit your written comments prior to 4:00 p.m. on the day of the meeting.

AGENDA

Zoom Link: <https://clearlakeca.zoom.us/j/81062767641>

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

MEETING PROCEDURES: *During this Planning Commission meeting, public comment will be accepted via email. If you would like to comment remotely, please follow the protocols below:*

- Send comments via email to the Assistant Planner at sgutierrez@clearlake.ca.us prior to the commencement of the Planning Commission meeting.*
- Identify the subject you wish to comment on in your email's subject line.*
- Each Public Comment emailed to the Assistant Planner will be read aloud by the Chair or a member of staff for up to three minutes or will be displayed on a screen.*
- Public Comment emails which are received after the beginning of the meeting will not be included in the record.*
- Any live comments will be accepted throughout the meeting via Zoom. Staff requests that commenters please utilize Zoom's "hand raise" feature to signify when they would like to speak.*

ADOPTION OF THE AGENDA

Notice to the Public:

The Planning Commission, when considering the matter scheduled for hearing, will take the following actions:

- a) Open the Public Hearing*
- b) Presentation by Staff*
- c) Presentation by Applicant or Appellant (if applicable)*
- d) Accept Public Testimony*
- e) Applicant or Appellant Rebuttal Period (if applicable)*
- f) Close the Public Hearing*
- g) Commissioner Comments and questions*
- h) Commissioner Action*

Once the hearing is closed, no further public comment will be taken. If you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you, or someone else, raised orally at the public hearing or in written correspondence received by the city at or before the public hearing.

Public hearings listed for continuance will be continued as noted and posting of this agenda serves as notice of continuance. Any matter not noted for continuance will be posed separately.

PUBLIC HEARING

1. Conditional Use Permit CUP 2021-31 Second Hand Store Categorical Exemption CE 2021-08
Recommended Action: Make a finding either motioning to approve Resolution PC 2021-18 or deny Conditional Use Permit application CUP 2021-31 for the operation of a Secondhand Goods Retail Store, utilizing an existing facility in the MUX, Mixed Use Zoning District located at 14893 Lakeshore Drive, further described as APN: 040-237-03.

CITY MANAGER AND COMMISSIONER REPORTS**FUTURE AGENDA ITEMS****ADJOURNMENT****AMERICANS WITH DISABILITY ACT (ADA) REQUESTS**

If you need disability related modification, including auxiliary aids or services, to participate in this meeting, please contact Melissa Swanson, Administrative Services Director/City Clerk at the Clearlake City Hall, 14050 Olympic Drive, Clearlake, California 95422, phone (707) 994-8201, ext 106, or via email at mswanson@clearlake.ca.us at least 72 hours prior to the meeting, to allow time to provide for special accommodations.

AGENDA REPORTS

Staff reports for each agenda item are available for review at www.clearlake.ca.us. Any writings or documents pertaining to an open session item provided to a majority of the Planning Commission less than 72 hours prior to the meeting, shall be made available for public inspection on the City's website at www.clearlake.ca.us.

POSTED: August 7, 2021

A handwritten signature in blue ink that reads "Melissa Swanson". The signature is fluid and cursive, with the first name "Melissa" and last name "Swanson" clearly distinguishable.

Melissa Swanson, Administrative Services Director/City Clerk



Planning Commission

STAFF REPORT	
SUBJECT: Conditional Use Permit CUP 2021-31 Second Hand Store Categorical Exemption CE 2021-08	MEETING DATE 8/10/21 (Regular):
SUBMITTED BY: Susanna Gutierrez & Mark Roberts, Planning Department	
PURPOSE OF REPORT: ☐ Information only ☐ Discussion ☒ Action Item	
LOCATION: 14893 Lakeshore Drive APN: 040-237-030	APPLICANT/OWNER: Jen "Ginny" Ansaldo Norman Watson
ZONING: Mixed Use (MUX)	GENERAL PLAN: Mixed Use

WHAT IS BEING ASKED OF THE PLANNING COMMISSION:

- The Planning Commission is being asked to consider *Conditional Use Permit Application CUP 2021-31* and corresponding environmental filing *Categorical Exemption CE 2021-08* (in accordance with CEQA) in order to operate a Secondhand Goods Retail Store, utilizing an existing facility in the MUX, Mixed Use Zoning District located at 14893 Lakeshore Drive, further described as APN: 040-237-03 within the City's Lakeshore Drive Corridor (on one of the nine *Key Growth Areas* as designated by the General Plan). Jen "Ginny" Ansaldo is requesting her business "Jen's Little Bit of Everything" be approved to utilize the existing commercial space owned by Norman Watson.

BACKGROUND/DISCUSSION:

- The applicant proposes occupying the existing 2,300 SF structure with no changes to the building's footprint on the 6,500 SF lot (50x1230), which includes a paved entryway/parking area within Clearlake's main downtown commercial corridor on the south side of Lakeshore Drive, about 500 feet West of its intersection from Old Hwy 53. The lot slopes to the South towards Redbud Park, and is situated within the intersection of various zoning districts (Open Space to the south, Mixed Use to the east and west, and General Commercial and Mixed-Use zoning to the north with Low Density and Medium Density Residential zoning within 500 feet). The site has been largely vacant since being used previously by *Clearlake Church of God*, with the exception of various nonpermitted uses discussed below.

GENERAL PLAN, LAND USE AND ZONING COMPLIANCE:

- The proposed second-hand store is compatible with the existing use classification as assigned by the Lake County Assessor's office ("retail sales").

- Relevant General Plan Excerpts:
 - **Program LU 4.1.1.1** *Update the City's zoning regulations to allow for the concentration of desired commercial uses, such as resort commercial development, on Lakeshore Drive.*
 - **Program LU 4.1.1.2** *Prioritize funding to improve the Lakeshore Drive streetscape.*
 - **Program LU 4.1.1.3** *Direct tourist-serving and hospitality uses to Lakeshore Drive.*
 - **Policy LU 4.3.1** *Establish the State Route 53 and Lakeshore Drive as a character-defining area.*
 - **Program LU 4.3.1.1** *Update the City's zoning regulations to allow for a commercial hub with visitor-serving uses on Lakeshore Drive near State Route 53.*
 - **Program CI 4.1.2.3** *The City shall develop a sidewalk master plan that prioritizes sidewalk development with emphasis on: accessing parks (Austin, Highland and Redbud Parks), schools, along Lakeshore Drive, on Rumsey to Olympic to access the senior center, along Highways 53 and 29, and in the Avenues (40th Avenue, 32nd Avenue and 18th Avenue).*
 - **Program ED 3.2.1.1** *The City shall consider amending the Zoning Ordinance and rezone the Lakeshore Drive corridor for Commercial Mixed-Use.*
 - **Program LU 6.3.1.3** *The uses and height and area standards will be established in the zoning code and design standards to help preserve and enhance the downtown environment.*
 - **Chapter 10** defines the purpose of Clearlake's "Economic Development" as *sustaining a business climate that supports and nurtures diversified business opportunities, promotes fiscal responsibility and stability, and develops a vibrant downtown that is a welcoming and visitor-serving destination.*
- Zoning Regulations:
 - This application was filed in accordance to Land Use Table 5 from **Section 18-18.030** "Commercial, recreation and amusement uses allowed by zones", subject to the performance standards of **Section 18-19.080** "Second-hand goods."
 - Use Permit Considerations
 - In order to comply with **Section 18-28.40** of the Zoning Code, the granting of a use permit, the Planning Commission must find that the proposed use will not be detrimental to the health, safety or welfare of persons working or living at the site or within the vicinity. The Director, Planning Commission or Council may deny the proposal or attach conditions as deemed necessary to secure the purposes of these regulations.
- Off-Street Parking:
 - The project site currently provides three (3) parking spaces (1 designated handicapped).
 - **Section 18-20.090** of the Zoning Code states: *the right to occupy and use any premises shall be contingent on preserving the required parking and maintaining its availability to the intended users, including residents, staff, and/or customers.*
 - Furthermore, **ADA code** clarifies: *Accessible spaces are required where parking facilities are altered or added. The term 'alterations' includes resurfacing of vehicular ways (§106.5)*

- An encroachment permit was issued at this address but has *not yet been* due to no scheduled inspections.
- The total square footage of the existing structure is documented to be **2,360 square feet**, but it was not specified in the business license application the total retail square footage of the building, which will be necessary to determine the minimum required number of parking spaces for the business (shown in the Table below). Note: Interior hallways used for access to office suites/other nonessential space need not be counted in determining gross floor area for the use.

Commercial Lodging: Other	1 space per guest room + 2 spaces per 10 guest rooms	1 space per 75 rooms
Commercial Retail: 0 to 2,000 structure's square feet of floor area	1 space per 250 sf.	1 space per 25,000 sf.
Commercial Retail: 2,001 to 5,000 structure's square feet of floor area – greater of minimum requirement or space per floor area	8 spaces minimum requirement or 1 / 300	1 space per 25,000 sf.
Commercial Retail: 5,000 plus structure's square feet of floor area greater of minimum requirement or space per floor area.	17 spaces minimum requirement, or 1 / 400	1 space per 25,000 sf.

- Exterior Lighting:
 - The applicant has not provided a lighting plan at this time. Any new lighting will be subject to compliance with **Section 18-20.120** of the Zoning Code regarding night sky preservation as well as the City's *Lighting Standards*.
- Trash/Recycling Containment:
 - In accordance with **Section 18-20.070**, a trash enclosure plan for storage of recycling and trash will need to be provided, not yet received. A separate condition of approval requires that such installation shall be completed, consistent with the City's *Trash/Recycling Enclosure Design Standards* prior to occupancy.
- Signage:
 - The applicant has not indicated any new signage for the retail business. As a condition of approval, the applicant will need to submit a sign program for staff review for compliance with the Zoning Code.
- Landscaping:
 - There appears to be little to no landscaping from the street view of the property. There is a secluded grassy area behind the structure on the south end of the parcel which appears to have been used an informal parking area. Application materials did not include any upgrades to landscaping, which would have to be compliant with the City's *Landscaping and Irrigation Standards*.

ENVIRONMENTAL DETERMINATION:

- Staff has determined the project to be Categorical Exempt from the California Environmental Quality Act (CEQA) under the Class 1, Existing Facilities Categorical Exemption (CEQA Guidelines

§15301). The proposed use qualifies for the Class 1 CEQA Exemption as it will be utilizing an existing structure that 2,300 square feet in size located on a lot that is approximately 6,500 square feet in size.

AGENCY AND PUBLIC REVIEW:

- Staff has not received any agency comments on this project as of August 6, 2021.
- Two (2) public comments have been received as of August 6, 2021 (attached).

CODE ENFORCEMENT:

- An active Code Enforcement case was opened in January 2020 for a vacant commercial building.
- 2019 Residentially Occupied and unpermitted Animal Rescue Shelter.
- May 2017 Code Case - Illegal Use of Property (residential occupation) and Faulty Weather Protection (Siding Exposed – painting required).

BUSINESS LICENSE REQUIREMENTS:

- *Jen's Little Bit of Everything* was previously permitted from October 2016 to October 2017 at this location, although the business has been identified to have operated at a different location near Catfish Coffee.
- Staff has not received confirmation of a fictitious name statement or a seller's permit.

APPLICATION HISTORY:

- Site visit for a pending business license application performed at 14893 Lakeshore Drive on March 11th, 2021.
- Current zoning determined to be Mixed Use (MUX), attached an updated city-wide zoning map and close up vicinity map for reference and provided printed copies of **Section 18-18 "Use Regulations"** of the Zoning Code (which can be found in its entirety here: <https://clearlake.ca.us/DocumentCenter/View/1665/Clearlake-Zoning-Code-Update-11-30-20--revised-CLEAN?bidId=>). Clarification on the definitions for the various use types listed per zone in Tables 4, 5 and 6 (found in Chapter 18-45: Definitions) also provided.
- Fire/Building Departments had no additional requests on site at the time of the inspection (expressed verbally only - the applicant did not receive written verification and/or official permission to operate).
- Discussed next steps, including the implications of:
 - Continuing to process the application as submitted.
 - Revising your business proposal/considering other potential permitted uses.
 - Briefly went over levels of review involved (by right, administrative use permit, conditional use permit) with different use types. Directed towards a more detailed explanation of these types of permits in our zoning code.
- Provided some supporting documentation from throughout the history of this application.
 - Original business license application

- As of 7.21.20, the parking had been determined non-compliant
- Fictitious Business Name Statement was requested
- City contact information provided for inspections/questions.
- Property owner was working with the Engineering Department on an Encroachment Permit. Based on previous email correspondence, it appears there were pending items to be addressed (the cost of the driveway construction, tenant improvements, and contractor information).
- Submitted Conditional Use Permit Application (incomplete) **March 18, 2021**; received the final site plan on **May 7, 2021**.

OPTIONS:

1. Move to Adopt Resolution PC 2021-18, A Resolution of the Planning Commission of the City of Clearlake Approving a Conditional Use Permit CUP 2021-31 and Categorical Exemption, CE 2021- 08 for the operation of a Secondhand Goods Retail Store.
2. Move to Deny Resolution PC 2021-18, A Resolution of the Planning Commission of the City of Clearlake denying a Conditional Use Permit CUP 2021-31 and Categorical Exemption, CE 2021- 08 for the operation of a Secondhand Goods Retail Store.
3. Provide alternate direction to Staff.

FISCAL IMPACT:

☒ **None** ☐ \$ Budgeted Item? ☐ Yes ☒ No

Budget Adjustment Needed? ☐ Yes ☒ No If yes, amount of appropriation increase: \$

Affected fund(s): ☐ General Fund ☐ Measure P Fund ☐ Measure V Fund ☐ Other:

Attachments:

- 1) Resolution PC 2021-18
- 2) Business License Documentation
- 3) Supporting Email Communication with Applicant
- 4) Public Comments
- 5) Previous Report
- 6) Design Standards Resolution
- 7) Site Plan

Attachment 1: Resolution**RESOLUTION No. PC 2021-18**

**A Resolution of the Planning Commission of the
City of Clearlake Approving a Conditional Use Permit CUP 2021-31
and Categorical Exemption, CE 2021- 08 for
the operation of a Secondhand Goods Retail Store**

WHEREAS, Ginny Ansaldo, applied for approval of a conditional use permit to for the operation of a Secondhand Goods Retail Store, utilizing an existing facility in the MUX, Mixed Use Zoning District located at **14893 Lakeshore Drive, Clearlake, CA 95422 further described as APN: 040-237-03:** and

WHEREAS, the Planning Commission, on August 10, 2021, concurred with the City Zoning Code Sections 18-07.010 and 18-19.080, Secondhand Goods Retail Store are subject to a conditional use permit; and

WHEREAS, this use permit application has been made in accordance with Sections 18-07.010 and 18-19.080 of the Zoning Code, as further defined as uses general allowed; and

WHEREAS, the project is Categorical Exempt from environmental review in Pursuant to Section 15301 of the State California Environment Quality Act (CEQA) Guidelines under Section 15301. Existing Facilities – Class 1. And,

WHEREAS, the use permit application has been processed in accordance with the City’s Environmental Review Guidelines; and

WHEREAS, adequate public noticing was made for the project in accordance with the Municipal Code; and

WHEREAS, the General Plan designates the project site as Mixed Use. As conditioned, the proposed use would be consistent with the General Plan; and

WHEREAS, in accordance with Section 18-1.4.445 (b) of the Zoning Code the use as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to the property, improvements or potential development in the vicinity with respect to aspects including, but not limited to, the following:

- a) The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures,
- b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic and the adequacy of proposed off-street parking and loading,
- c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor,
- d) Treatment given, as appropriate, to such aspects as landscaping, open spaces, parking areas, loading areas, service areas, lighting, and signs.

WHEREAS, based on certain conditions of approval, the project complies with the Clearlake Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Clearlake project is hereby approved, subject to approved Conditions of Approval in Exhibit A.

PASSED AND ADOPTED on this 10th day of August 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman, Planning Commission

ATTEST: _____
City Clerk, Planning Commission

EXHIBIT A:

CITY OF CLEARLAKE CONDITIONS OF APPROVAL 14893 LAKESHORE DRIVE GINNY ANSALDO

Pursuant to the approval of the Planning Commission on **August 10, 2021**, there is hereby granted to Ginny Ansaldo a **Conditional Use Permit, CUP 2021-31 and Categorical Exemption, CE 2021- 08** with the following conditions of approval to allow a Jen's Little Bit of Everything (*Secondhand goods retail store*) located at **14893 Lakeshore Drive, Clearlake, CA 95422 further described as APN: 040-237-03** is subject to the following terms and conditions of approval.

GENERAL CONDITIONS:

1. The use hereby permitted shall substantially conform to the **Site Plan(s), and Project Description** and any conditions of approval imposed by the above **Conditional Use Permits** and Review Authority as shown on the **Use Permit Application dated March 18, 2021, and the approved site plan for this action dated May 7,2021.**
2. This application for **Conditional Use Permits, CUP 2021-31** was submitted, pursuant to Section Chapter 18, Sections 18-07.010 and 18-19.080 of the Zoning Ordinance, by Ginny Ansaldo, for the for the operation of a Secondhand Goods Retail Store.
3. All donations are to be accepted during normal business hours as there are to be no donations accepted or left outside the facility after normal business hours. Donation drop-off activities shall either take place inside the building with donators entering the building and leaving items with an employee or if done outside the building the Items must be directly given to a store employee. There shall be no storage and/or display/sales of items outside
4. All conditions of approval are necessary to protect the general health, safety and welfare of the public. If any condition of this entitlement is held to be invalid by a court, then the whole

entitlement shall be invalid. The Planning Commission specifically declares that it would approved this entitlement unless all of the conditions herein are held as valid.

5. All refuse generated by the facility shall be stored in the approved disposal/storage containers, and appropriately covered. Removal of waste shall be on a weekly basis to avoid excess waste. All trash receptacles/containers shall always remain covered to prevent fugitive odors and rodent infestation.
6. **Prior to operation**, the following improvements shall be completed:
 - *Installation of curbs, sidewalks, gutters, and striping, as regulated by the City's Design and Construction Standards, Off-Street Parking Regulations, and Parking Design Standards to be found in compliance with all other applicable local/federal/state laws (including ADA and CASP requirements). All plans shall be prepared by a qualified professional and submitted to the City Planning Department for review and approval.*
 - *Submit for review and approval by the City Planning Department Landscaping and Irrigation Plan. Plans shall demonstrate compliance with the City's Municipal Code regarding landscaping.*
 - *Submit for review and approval by the City Planning Department a detailed Trash Enclosure Plan. The plans shall show that the enclosure will be constructed of block with an attractive cap and the gates should incorporate solid metal materials painted to match the building colors. The gates should be mounted on separate posts mounted inside the enclosure. A hose bib should be located next to the enclosure for maintenance.*
 - *Submit for review and approval by the City Planning Department an Exterior Lighting Plan. Lighting poles, if used, should not exceed 15 feet in height. All lighting shall be shield and directed downwards and adhere to all Federal, State and local agency requirements, including the dark-sky requirements found at <https://www.darksky.org/>. All lighting shall not project beyond the project parcel boundaries*
 - *Submit for review and approval by the City Planning Department a detailed Sign Program for all existing and proposed signs. The sign plan shall comply with the City's Sign Regulations. No signage shall be permitted to be located on the roofs of the building.*
7. **Prior to operation**, all handicap parking areas, routes of travel, building access and bathrooms shall meet the American with Disabilities Act (ADA) requirements. Applicant shall provide written documentation by a Certified Accessibility Access Specialist (CASP) to the City of Clearlake – Community Development Department.
8. **Prior to operation**, the project site and the building shall be free of debris, and well-maintained. All damaged material (doors, windows, paint, lighting, etc.) shall be replaced in accordance with all applicable Federal, State and local agency requirements.
9. All parking shall occur the project site as indicated on the approved site plan. Parking shall not occur on the adjacent lot further described as 14893 Lakeshore Drive.
10. **Prior operation**, all abandoned vehicles shall be removed from the project site, including the adjacent lot located at 14893 Lakeshore Drive.
11. **Prior to operation**, the applicant shall apply and maintain all required Business License through Hdl. Said license shall be maintained for life of the operation.
12. **Prior to operation**, the applicant shall coordinate, meet and secure all required permits from the City of Clearlake (Building Department, Planning and Public Works), including completing the existing encroachment permit, Lake County Fire Protection District, Lake County Air Quality Management District, Lake County Water Resources Department, Lake County Environmental

13. **Prior to operation**, all parking areas shall be paved with an all-weather surface, including provide a safe route of passage from the parking lot to the store entrance.
14. Any demolition or renovation is subject to the Federal National Emissions Standard for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for all major renovations and all demolition. An Asbestos Notification Form with the Asbestos inspection report must be submitted to the district at least 14 days prior to beginning any demolition work. The applicant must contact the district for more details and proper approvals. Regardless of asbestos content or reporting requirements all demolition and renovation activities should use adequate water/ amended water to prevent dust generation and nuisance conditions.
15. Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.
16. Any stationary prime power or backup diesel generator requires an application submitted to LCAQMD. All engines must be notified to LCAQMD prior to beginning construction activities and prior to engine Use. Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. All equipment units must meet Federal, State and local requirements. All equipment units must meet RICE NESHAP/NSPS requirements including proper maintenance to minimize airborne emissions and proper record-keeping of all activities, all units must meet the State Air Toxic Control Measures for CI engines and must meet local regulations. Contact LCAQMD for more details.
17. Site development, vegetation disposal, and site operation shall not create nuisance odors or dust. During the site preparation phase, the district recommends that any removed vegetation be chipped and spread for ground cover and erosion control. Burning is not allowed on commercial property, materials generated from the commercial operation, and waste material from construction debris, must not be burned as a means of disposal.
18. Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the district recommends chip seal as a temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and should be required for long term occupancy. All areas subject to semi-truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas; however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. Grading and re-graveling roads should utilizing water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.
19. If any subsurface archaeological remains are uncovered, all work shall be halted within 100 feet of the find and the applicant shall retain a qualified cultural resources consultant from the City's approved list of consultants to identify and investigate any subsurface historic remains and define their physical extent and the nature of any built features or artifact-bearing deposits. Significant historic cultural materials may include finds from the late 19th and early 20th centuries including

structural remains, trash pits, isolated artifacts, etc.

- *The cultural resource consultant's investigation shall proceed into formal evaluation to determine their eligibility for the California Register of Historical Resources. This shall include, at a minimum, additional exposure of the feature(s), photo-documentation and recordation, and analysis of the artifact assemblage(s). If the evaluation determines that the features and artifacts do not have sufficient data potential to be eligible for the California Register, additional work shall not be required. However, if data potential exists – e.g., there is an intact feature with a large and varied artifact assemblage – it will be necessary to mitigate any Project impacts. Mitigation of impacts might include avoidance of further disturbance to the resources through Project redesign. If avoidance is determined to be infeasible, pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center.*
- *Archeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code. If an artifact must be removed during Project excavation or testing, curation may be an appropriate mitigation. This language of this mitigation measure shall be included on any future grading plans and utility plans approved by the City for the Project.*

20. If human remains are encountered, no further disturbance shall occur within 100 feet of the vicinity of the find(s) until the Lake County Coroner has made the necessary findings as to origin (California Health and Safety Code Section 7050.5). Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Lake County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the “most likely descendant(s)”, which parties agree will likely be the Koi Nation based upon the Tribe’s ancestral ties to the area and previous designation as MLD on projects in the geographic vicinity. The landowner shall engage in consultations with the most likely descendant (MLD). The MLD will make recommendations concerning the treatment of the remains within 48 hours as provided in Public Resources Code 5097.98.
21. The developer/landowner shall relinquish ownership of all sacred items, burial goods and all archaeological artifacts that are found on the project area to the Koi Nation for proper treatment and disposition.
22. This use permit does not abridge or supersede the regulatory powers and permit requirements of any federal, state, or local agency requirements, which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain and maintained permits as may be required from each agency.
23. The applicant shall agree to indemnify, defend, and hold harmless the City or its agents, officers and employees from and against any and all claims, actions, demands or proceeding (including damage, attorney fees, and court cost awards) against the City or its agents, officers, or employees to attach, set aside, void, or annul an approval of the City, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations. In providing any defense under this Paragraph, the applicant shall use counsel reasonably acceptable to the City. The City shall promptly notify the applicant of any claim, action, demands or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City

fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to indemnify, or hold the City harmless as to that action. The City may require that the applicant post a bond, in an amount determined to be sufficient, to satisfy the above indemnification and defense obligation. Applicant understands and acknowledges that City is under no obligation to defend any claim, action, demand or proceeding challenging the City's actions with respect to the permit or entitlement.

24. Any modifications and/or additions to a use requiring use permit approval shall itself be subject to use permit approval. The addition of an allowed use to a premise occupied by a conditionally allowed use shall require use permit approval of the type required for the existing use. The Community Development Director shall determine when such an addition and/or change is of such a minor or incidental nature that the intent of these regulations can be met without further use permit control.
25. The applicant shall adhere to all applicable requirements in the City of Clearlake Municipal Code.
26. If the approved use permit is not established within one (1) year of the date of approval or such longer time as may be stipulated as a condition of approval, the use permit shall expire.
27. If a structure(s) or associated site development authorized by use permit is not issued building permits (if building permits are required) within three (3) years of the date of approval, the use permit shall expire.
28. **Upon written request received prior to expiration**, the Community Development Director may grant renewals of use permit approval for successive periods of not more than one (1) year each.
 - *Approvals of such renewals shall be in writing and for a specific period.*
 - *Renewals may be approved with new or modified conditions upon a finding that the circumstances under which the use permit was originally approved have substantially changed.*
 - *Renewal of a use permit shall not require public notice or hearing unless the renewal is subject to new or modified conditions. In order to approve a renewal, the Community Development Director must make the findings required for initial approval.*
29. The Conditional Use Permit may be transferred to new owners at the same location upon notifying the City Planning Department of said ownership transfer and upon the new owner's written agreement to maintain and adhere all conditions of approval.
30. The Conditional Use Permit shall be subject to revocation or modification by the Planning Commission if the Commission finds that there has been (a) noncompliance with any of the foregoing conditions, or (b) the Commission finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to persons or property in the neighborhood of the use. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to the City of Clearlake Municipal Code.

ACCEPTANCE

I have read and understand the foregoing Use Permit and agree to each and every term and condition/mitigation measure thereof.

Date: _____

Applicant or Authorized Agent Signature

Printed Name of Authorized Agent

Date: _____

Property Owners Name

Property Owners Signature

To be Completed by Authorized Staff Only:

Date of Project Approved: _____

Staff Name

Date

Staff Signature

Attachment 2: Business License Documentation

Search By: Value:

☐ Active Businesses ☒ Closed Businesses

Account # and Status	Business Name and Information
12000828 Business Status: Inactive Start Date: End Date: License Status: Inactive Issue Date: 10/1/2016 Expire Date: 9/30/2017 Balance Due: 0 State License # State License Type: State License Status: State License Exp Date:	JEN'S LITTLE BIT OF EVERYTHING JEN'S LITTLE BIT OF EVER Business Address: 14893 LAKESHORE DR CLEARLAKE, CA 95422-8163 Location: Inside Location Type: Mailing Address: 3780 HOWARD CLEARLAKE, CA 95422 Ownership Type: Sole Proprietorship Phone Number: XXXXXXXXXX Fax Number: Email: Website: Geo Areas: License Description: Business Type: Retail Sales Rate Type: STD - General Business NAICS: - SIC: -



City of Clearlake
14050 Olympic Drive, Clearlake, California 95422
(707) 994-8201 • FAX (707) 986-2653

APPLICATION FOR BUSINESS LICENSE

Business Lic.# 1211
Reg. No. 1211

OFFICE USE ONLY	
Date:	<u>12/2/02</u>
Classification Code:	
Rate Code:	
Receipt #	<u>91785</u>
Check #	
Add State ADA Fee:	<u>\$4.00</u>
Bus. Lic. \$	<u>45</u>
Total:	<u>49</u>

OWNER INFORMATION

Name <u>Gunny m Ansaldo</u>			
Home Address <u>Redacted for privacy</u>	City <u>Clearlake</u>	State <u>CA</u>	Zip <u>95422</u>
Telephone No. <u>Redacted for privacy</u>	Cell Phone No.		
E-Mail <u>Gmansaldo32@aim.com</u>			

BUSINESS INFORMATION

Name <u>Jen's Little Bit of everything</u>		Date Business commenced in the City of Clearlake: <u>Rented Building May 19 2000</u>	
Site Address (No PO Boxes) <u>14893 Lakeshore dr</u>	City <u>Clearlake</u>	State <u>CA</u>	Zip <u>95422</u>
Mailing Address <u>3750 Howard ave</u>	City <u>Clearlake</u>	State <u>CA</u>	Zip <u>95422</u>
Telephone No. <u>Redacted for Privacy</u>	Fax No.		
E-Mail <u>Gmansaldo32@aim.com</u>			
Contractor's License No. A ☐ B ☐ C ☐		Expiration Date	
Other License		Expiration Date	
Is this a home occupation? Yes ☐ No ☒ (If Yes, a Home Occupation Application is also required)			
Description of Business (be specific): <u>Thrift & Antique Discount center</u>			

State requirement to have one of the following numbers:

Ownership type (mark one)

Social Security # <u>Redacted for privacy</u>	Single Proprietor ☐
Federal Tax I.D. # _____	Partnership ☐
Resale # _____	Limited Partnership ☐
State I.D. # _____	Corporation ☐

***STATE ADA FEE - In accordance with SB-1188 Disability Access, and additional state fee of \$4.00 per Business License is required.

Has there been or will there be any tenant improvements associated with the proposed business? If so, explain: <u>Yes need to do some minor Repairs</u>	
Will you be installing a new sign or replacing an existing sign? ☒ Yes ☐ No	
What was the prior business in the space you plan to occupy? If unknown, please indicate. <u>unknown</u>	
Does your business require permits from other agencies? ☐ Yes ☒ No	
Which Agencies?	
Does your business store or use hazardous materials or generate hazardous waste? ☐ Yes ☒ No	
Out of what type of space does your business operate? ☐ Residential ☒ Commercial ☐ Non Applicable	
If Residential, will clients or customers visit the business? ☐ Yes ☐ No	
Number of Employees: <u>2</u>	If Apartment, # of units:
If Restaurant, seating capacity:	Retail square footage of building:
I understand as a condition of doing business in the City of Cleveland, I must obtain Fire, Building and Planning clearance prior to the commencement of business in the City. To the best of my knowledge all information is true and correct. THE ISSUANCE OF A BUSINESS LICENSE DOES NOT RELIEVE THE APPLICANT OF THE OBLIGATION TO COMPLY WITH ANY OTHER APPLICABLE LAWS. <u> </u> Please Initial. Signature: <u>Gung Casallo</u> Date: <u>June 3 2020</u>	

----- OFFICE USE ONLY -----

Approved

Comments

_____ Building	_____
_____ Health Dept.	_____
_____ Planning	_____
_____ Police Dept.	_____
_____ Fire Dept.	_____

Business License Status

Susanna Amaro-Gutierrez <sgutierrez@clearlake.ca.us>

Tue 7/21/2020 11:44 AM

To: gmansaldo32@aim.com <gmansaldo32@aim.com>

Hi Ginny,

Thanks for speaking with me on the phone today. Here is a link to the parking compliance standards. https://www.ada.gov/restriping_parking/restriping2015.html

I'd also like to let you know it is required to get a fictitious business name certificate from the county (Lakeport office) if your business name does not include your last name.

Feel free to call me at my extension 103 whenever you are ready for an inspection to be able to open to the public or if you have any questions in general!

Best,



Susanna Amaro-Gutierrez
Assistant Planner
City of Clearlake
14050 Olympic Drive
Clearlake, CA 95422
[\(707\) 994-8201](tel:(707)994-8201) ext: 103

Gin's little bit of everything Second Hand Store.



Carin Jones <carinjones650@gmail.com>

Thu 8/5/2021 10:47 PM

To: Susanna Amaro-Gutierrez



CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It is my understanding that Ginny Ansaldo is hoping to open her new, Second hand store on Lakeshore drive in Clearlake, but it is up to public comments to decide if she will be allowed to do so?? Gin's previous store was very popular & I myself found a few additions to my collections there...I have also helped Gin ready her inventory for her store and I packed many very collectable items including sports cards, action figures, ,dolls,memorabilia of all kinds,vintage jewelry , antiques, vintage ceramics & art glass to furniture, appliances,slightly used clothing and just about any thing you might need or want! I believe that her store would be an asset to the town of Clearlake. There are at least 5 other 2nd hand stores on Lakeshore Drive that I know of, why are they any different than this one?

From: Patricia Lopez <plopez3656@gmail.com>

Sent: Thursday, August 5, 2021 6:37:56 PM

To: Mark Roberts <mroberts@clearlake.ca.us>

Subject: Jens little bit of everything

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I shopped at her last business. Happy with her deals. Always what I wanted. She has worked very hard to get this open. I believe it's a great place for our community. I've been a resident here for 20 years now.

-----Original Message-----

From: Rene Dillard <dillardrene@gmail.com>
Sent: Wednesday, August 4, 2021 10:56 AM
To: Mark Roberts <mroberts@clearlake.ca.us>
Subject: Jens little bit of everything

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi I am a senior living on Social Security and I depend on the thrift stores for my shopping of necessities I would appreciate it if jens could open I understand she has had a great store before so I look forward to this one opening thank you Sharon Biscarro

-----Original Message-----

From: Rene Dillard <dillardrene@gmail.com>
Sent: Thursday, August 5, 2021 4:33 PM
To: Mark Roberts <mroberts@clearlake.ca.us>

Subject: I've know Ginn from Jens little bit of everything store for a very long time she's a very nice person she does very well in her business she said before she did well she had to move out because of certain circumstances but I would love to see that door...

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City of Clearlake

Community Development Department
14050 Olympic Drive, Clearlake, California 95422
(707) 994-8201 Fax (707) 995-2653

March 13, 2021

Regarding: Business License Inspection

Dear Business Owner,

The Planning, Building and Fire Departments performed a site inspection on your property on Thursday, March 11th, 2021. The following problems continue to exist and must be repaired in order to receive your business license.

Section 18-20.090 of the Zoning Code states: *the right to occupy and use any premises shall be contingent on preserving the required parking and maintaining its availability to the intended users, including residents, staff, and/or customers.*

Furthermore, ADA code clarifies: *Accessible spaces are required where parking facilities are altered or added. The term 'alterations' includes resurfacing of vehicular ways* (§106.5)

The total square footage of the existing structure is documented to be **2,360 square feet**, but it was never specified in the business license application the total *retail* square footage of the building, which will be necessary to determine the minimum required number of parking spaces for the business (shown in Table 5 below). Note: Interior hallways used for access to office suites/other nonessential space need not be counted in determining gross floor area for the use.

Interim City Parking Design Standards determine the appropriate parking requirements to be:

Commercial Lodging: Other	1 space per guest room + 2 spaces per 10 guest rooms	1 space per 75 rooms
Commercial Retail: 0 to 2,000 structure's square feet of floor area	1 space per 250 sf.	1 space per 25,000 sf.
Commercial Retail: 2,001 to 5,000 structure's square feet of floor area – greater of minimum requirement or space per floor area	8 spaces minimum requirement or 1 / 300	1 space per 25,000 sf.
Commercial Retail: 5,000 plus structure's square feet of floor area greater of minimum requirement or space per floor area.	17 spaces minimum requirement, or 1 / 400	1 space per 25,000 sf.

Standard space:

Width: Nine feet
Length: Eighteen feet

***Compact space:**

Width: Eight feet
Length: Seventeen feet

****Handicapped space:**

Width: Thirteen feet
Length: Eighteen feet

*Compact Parking: Up to 40% of the parking spaces may be compact and shall be clearly identified by signing or other marking as approved by the Director.

**Handicapped space: Three (3) extra feet are required for van accessible parking spaces, to be added to either the access aisle or the space itself for a total width of sixteen feet.

Additionally, the parking must also comply with applicable state and federal codes as well as fulfill all ADA accessibility requirements, including (but not limited to) resolving the following compliance issues attached.

The Fire and Building Departments have no further unmet requirements and hereby sign off on the occupancy inspection conducted on March 11, 2021.

Please also coordinate with the Engineering Department to ensure that the encroachment permit has been properly signed off before occupancy as well.

City Hall is open Monday through Thursday, 8:00am to 5:00pm. If you have any questions, contact this office at (707) 994-8201.

Sincerely,

Susanna Gutierrez
Planning Department

Justin Sturgill
Building Department

Attachment 1: Compliance Issues

The following issues were identified during the site visit at 14893 Lakeshore Drive on March 11, 2021. Before obtaining a zoning clearance for the business license application, the property must fulfill all relevant local state and federal requirements for accessibility, including those referenced below.

- **206.4.7 Entrances:**

If entrances are restricted to certain occupants on a controlled basis, at least one must comply in addition to public entrances required to be accessible. This applies to those entrances where entry access is verified by security personnel and is strictly limited to certain occupants, but no one else, including guests or companions of authorized individuals. All other types of entrances, excluding service entrances, are considered “public entrances” under the Standards, including employee-only entrances requiring keys or access cards or codes but that lack the level of security of restricted entrances.

- **302 Floor or Ground Surfaces**

A stable surface is one that remains unchanged by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition. A firm surface resists deformation by either indentations or particles moving on its surface. A slip-resistant surface provides sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation.

- **303.4 Ramps:**

Changes in level greater than ½ inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

- **306.2 Clearance:**

Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

- **307: Protruding Objects**

No elements, including bollards, columns, or poles, can encroach into the defined area of access aisles. (The width of spaces and aisles is measured to the centerline of markings but can include the full line width where there is no adjacent parking space or aisle). Objects with leading edges more than 27 inches (686mm) and not more than 80 inches (2032 mm) above the finish floor or ground shall protrude 4 inches (102mm) maximum horizontally into the circulation path.

Curb ramp, chair, exposed wires, and railing handle aisle protruding into the access aisle.



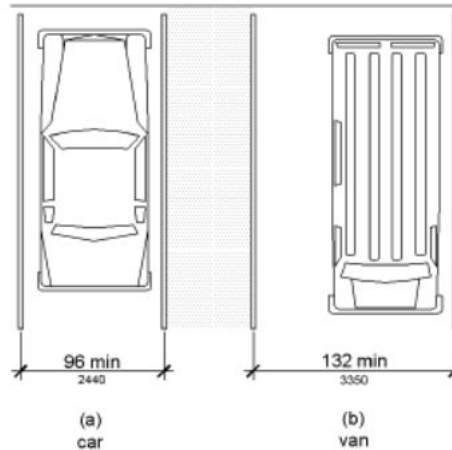
- **405 Slope:**

Ramp runs shall have a running slope not steeper than 1:12.

- **502.2 Vehicle Spaces**

Car parking spaces shall be ninety six inches (8') wide minimum with a minimum sixty inch (5') access aisle. Van parking spaces shall accommodate an extra thirty six inches (3') to be included within the designated parking space or access aisle in such a way that the striping does not violate either the minimum individual or comprehensive width requirements (8' space & 5' aisle; 16'

Figure 502.2 Vehicle Parking Spaces



overall minimum).

Staff determined the current striping to measure: Space **122.5 in**; Aisle **60 in**; Total **182.5 in**.

○ **502.6, 307.4 Sigage Identification:**

Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation “van accessible” in white on a blue background. Signs shall be **60 inches (1525 mm) minimum** above the finish floor or ground surface measured to the bottom of the sign as well as at least thirty six (36) inches wide by 36 inches high.

If a total of 4 or fewer parking spaces (inaccessible and accessible) is provided on a site, the required accessible space does not have to be identified by a sign (i.e., reserved exclusively for use of people with disabilities) - ie identification of accessible parking spaces shall not be required. (§216.5, Ex. 1). However, all other requirements for spaces, including access aisles, still apply.



The van accessible designation is informative, not restrictive, in identifying spaces suitable for vans since such spaces are not limited to vans only. It can be included on the main designation sign or provided on a separate sign.



○ **504.7 Wet Conditions**

Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.



○ **505.2 Where Required:**

Handrails shall be provided on both sides of stairs and ramps and shall be continuous within the full length of each stair flight or ramp run.



- **505.10.1 & 405.8 Top and Bottom Extension at Ramps Handrails are required on ramp runs with a rise greater than 6 inches**

Ramp handrails shall extend horizontally above the landing 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. Handrails are required on ramp runs with a rise greater than 6 inches (see 405.8)



○ **405.9.1 Extended Floor or Ground Surface :**

The floor or ground surface of the ramp run or landing shall extend *12 inches (305 mm)* minimum beyond the inside face of a handrail complying with 505.

Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2 inch (13 mm) maximum within 10 inches (255 mm) horizontally of the minimum landing area specified in 405.7. Edge protection shall not be required on ramps that are *not* required to have handrails and have sides complying with 406.3.

Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings



RESOLUTION NO. 2020-64**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF CLEARLAKE RESCINDING RESOLUTION NO. 2020-
50 AND ADOPTING DESIGN STANDARDS.**

WHEREAS, the City Council of the City of Clearlake approved a comprehensive update to the General Plan and Zoning Map on February 28, 2017, which references the need to develop a new Zoning Code and to implement the purpose of the General; and

WHEREAS, on September 15, 2020, the City of Clearlake Planning Commission recommended approval to the City Council adoption of City Initiated Zoning Ordinance Application ZOA 2020-01 which includes provisions for a Design Standards to apply to the new Zoning Code, including fencing, landscaping, lighting, parking, and trash enclosure design standards as well as interim Housing Design Standards and Accessory Structure Design Standards to facilitate the review and enhance new development within the City of Clearlake; and

WHEREAS, the City Council appointed a Zoning Code Update and Design Review Manual Ad-Hoc Committee which, over the course of several meetings, provided guidance and recommendations on key issues relating to the Zoning Code Update and the Design Review process; and

WHEREAS, the Design Review Standards are intended to be incorporated into an overall Design Review Manual that is intended to be completed later this year, but are critical to be included now as part of the Zoning Code Update referenced in Chapter 18-33 of the new Zoning Code; and

WHEREAS, establishment and implementation of the Design Review Standards referenced in Sections 18-20.100, Parking and driveway design 18-20.070, Fences walls, hedges, 18-20.120, Night Sky Preservation, 18-20.130, Water Efficient Landscaping of the Zoning Code Update; and

WHEREAS, the Zoning Code Update and Design Review Manual Ad-Hoc Committee, on February 26, 2020, unanimously recommended approval of the Design Review Standards as part of the new Design Review process; and

WHEREAS, the City of Clearlake has prepared Design Standards as shown in Exhibit A, Off Street Parking and Loading Standard, Exhibit B, Fence Design Standards, Exhibit C, Lighting Standards, and Exhibit D, Landscaping and Irrigation Standards, Exhibit E, Trash and Recycling Enclosure Requirements, Exhibit F, Housing Design Standards, and Exhibit G, Accessory Structure Design Standards attached hereto and incorporated herein by reference, consistent with

the goals, policies, standards and objectives of the City of Clearlake General Plan and the new Zoning Code; and

WHEREAS, the Design Standards are exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) of the CEQA Guidelines;

WHEREAS, the City Council has duly called, advertised the opportunity to submit input, and conducted on October 15, 2020 a Public Hearing required by law concerning the Design

WHEREAS, the City of Clearlake City Council has considered public, and recommendation of the Planning Commission and the Zoning Code Update and Design Review Manual Ad-Hoc Committee and staff/consultant team input.

NOW, THEREFORE, BE IT RESOLVED CITY OF CLEARLAKE CITY COUNCIL, BASED ON THE FINDING WITHIN THIS RESOLUTION, THAT THE CITY COUNCIL OF THE CITY OF CLEARLAKE ADOPT THE FOLLOWING AS SHOWN IN EXHIBITS A, B, C, D, E, F AND G:

**DESIGN STANDARDS FOR
IMPLEMENTING DESIGN REVIEW IN ACCORDANCE WITH
CHAPTER 18-33 AND RELATED SECTIONS 18-20.070, 18-20.100, 18-20.120,
AND 18-20.130 OF THE UPDATED ZONING CODE
PERTAINING TO ZONING ORDINANCE AMENDMENT
ZOA 2020-01 BECOMING EFFECTIVE UPON
THE EFFECTIVE DATE OF ZONING ORDINANCE
AMENDMENT ZOA 2020-01**

FINDINGS OF FACT

1. The proposed Design Standards implement the General Plan and New Zoning Code to facilitate the review of new development and signs in the City of Clearlake;
2. The Design Standards are exempt under CEQA Guidelines Section 15061 (b) (3) because there is no possibility that the activity in question would have a significant effect on the environment;
3. The Design Standards were duly noticed for public review before City of Clearlake City Council, and there were no comments or opposition to the project;
4. The Design Standards are consistent with the goals and policies of the General Plan; and
5. This activity is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) of the CEQA Guidelines.

PASSED AND ADOPTED by the City Council of the City of Clearlake on this 17th day of December, 2020 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Russ Cremer, Mayor

ATTEST:

Melissa Swanson, City Clerk

Exhibit A
City of Clearlake
Off-Street Parking and Loading Standards
December 17, 2020

I. OVERVIEW:

a. Generally

Improvements on private properties for off-street parking, including parking lot access driveways, driveway ramps, parking stalls and aisles, including pavement, drainage, landscaping, screen fencing and private roads, erosion control and exterior lighting shall conform to these standards and all requirements. These standards apply to new projects and changes or modifications to existing improvements. These standards do not apply to public street improvements; however, they do include certain encroachments into the public right-of-way. These standards also don't apply to single family or duplex residential development.

b. Exceptions to Standards

The standards presented in this document are minimum city requirements. Unless otherwise specified, or otherwise required by the Zoning Ordinance, the Director may allow variations to these standards due to existing conditions, physical constraints to the property such as topography, lot configuration or design limitations, provided that public safety and convenience concerns have been met.

II. GENERAL DESIGN STANDARDS

a. Accessibility Requirements

All parking spaces reserved for the disabled shall be constructed and signed in accordance with applicable state and federal laws.

b. Motorcycle and Bicycle Parking Standards:

Motorcycle and bicycle parking may be provided in addition to other off-street parking. All motorcycle spaces shall have a minimum dimension of eight feet in depth and five feet in width on a cement slab. All bicycle racks may include security lockers.

c. Covered Parking Height:

Except for residential uses, publicly accessible covered parking shall have a vertical clearance of at least 7-feet 6-inches above the parking lot surface.

d. Signing

Entrances and exits that are one-way shall be marked with an appropriate sign and pavement marking. Disabled and compact car spaces shall be signed with pavement marking or markings on curbing in accordance with applicable codes and laws.

e. Drain of Surface Waters

Parking and driveway facilities shall be prepared, graded and paved in such a manner that all surface waters will drain into a street gutter or storm drainage facility. No more than 700 square feet of paved area may sheet drain across a driveway. Drainage across a public sidewalk is prohibited.

f. Tandem Spaces.

Tandem parking spaces shall have a minimum width of nine feet and a minimum length of eighteen feet each or a minimum total length of thirty-six feet.

III. PARKING LOT STANDARDS:**a. Private Parking Lot Permits**

For private parking lots having five (5) or more parking spaces which are not a part of a larger project or for temporary parking lots, a building and/or grading permit shall first be secured from the City Community Development Department prior to constructing or modifying an existing parking lot.

1. Temporary Parking Lots.

Parking lots which will be used for six months or less may be developed with approval of a Parking Permit issued by the Director. Such temporary parking lots need not provide landscaping as would otherwise be required, but they shall meet all other design standards (parking space dimensions, aisle widths and so on). Temporary lots shall have an all-weather, dust-free surface as required by the City Engineer.

b. Plans

Plans for the parking lot shall conform to these city standards and shall show design for grading, paving, striping, signing, curbing, lighting, landscaping, stormwater treatment, and trash/recycling enclosures.

c. Pavement

Parking lots and driveways within and to parking lots shall be paved to a design and thickness determined by a soils analysis approved by the City Engineer. All motorcycle spaces within parking lots shall be concrete pads. The City Engineer may allow exceptions to this improvement requirement, such as reduced standards for non-commercial traffic use, use of permeable pavement, temporary overflow parking, etc. Commercial outdoor storage uses in commercial/industrial zones shall be protected by all-weather surfacing and completely enclosed by a six (6') foot high solid fence or screen.

d. Maneuvering

Parking lots shall be designed so that automobiles will exit onto a public street in a forward direction and exit any parking space with no more than two maneuvers. A maneuver is defined as each motion in either a forward or backward direction. Unless approved by the Director of Planning, no space may be allowed that requires a vehicle to be maneuvered on the public sidewalk in order to exit. All spaces must be designed to be entered in one maneuver.

1. **Parking Dimensions and Driveways:** The minimum dimensions for off-street parking are illustrated by Figures 1 and 2 and Table 1 below:

Figure 1:

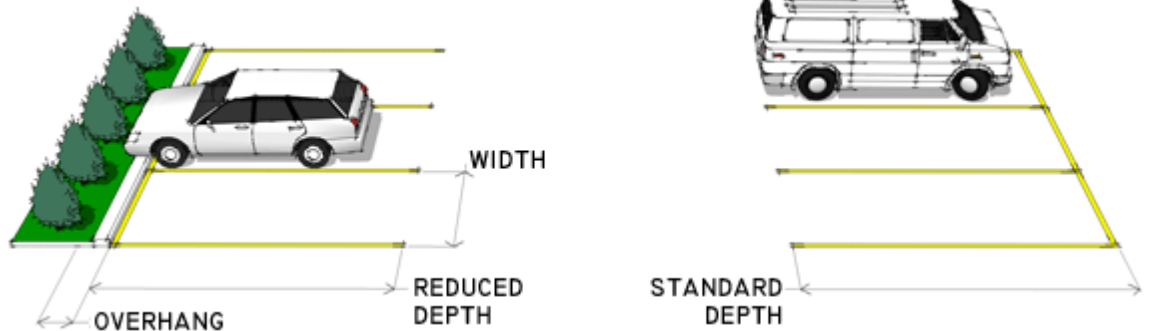
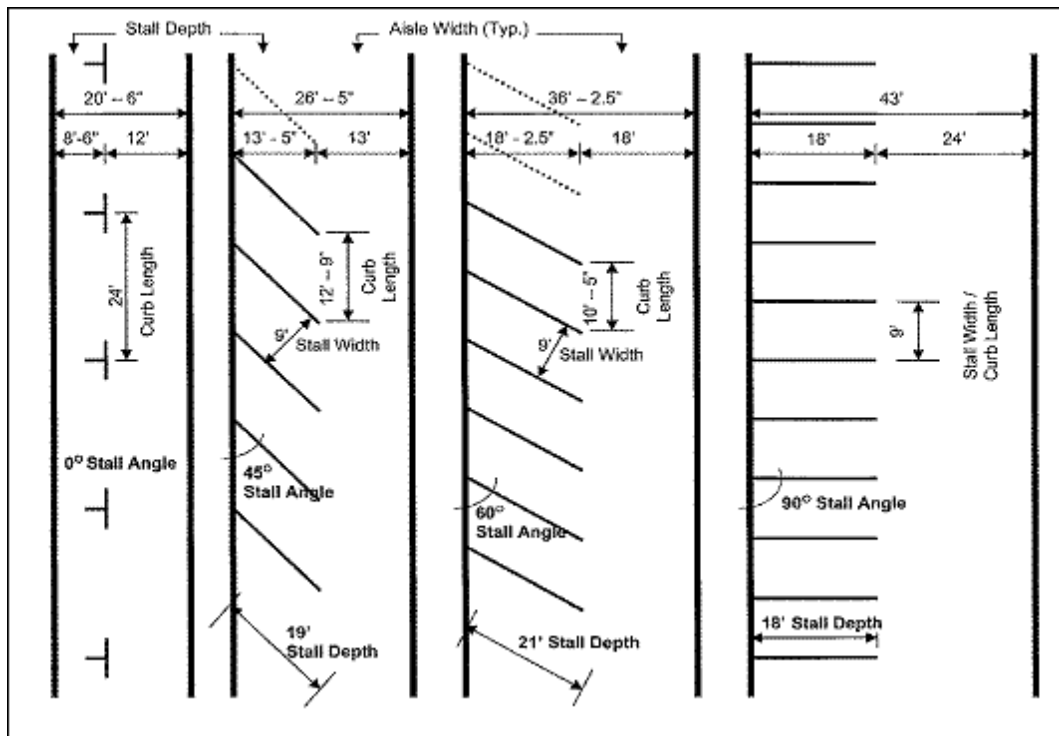


Figure 2



Reverse angle parking, where vehicles back into parking spaces may be approved by the City Engineer.

TABLE 1. PARKING SPACE AND DRIVE AISLE DIMENSIONS

Angle of Parking	Minimum Dimensions		
	Parking Space Depth	Parking Space Width	Aisle Width (1)
0 degrees (e.g. tandem or parallel parking)	24 ft	8.6 ft (2)	12 ft
30 to 45 degrees	19 ft	9 ft (2)	13 ft
46 to 60 degrees	21 ft	9 ft (2)	18 ft
61 to 90 degrees	18 ft	9 ft (2)	24 ft
Notes: (1) After consulting the City Engineer, the Director may require greater aisle widths where slopes or other obstructions are encountered. (2) Each parking space that is adjoined on either side of its longer dimension by a fence, wall, partition, column, post, or similar obstruction, and the obstruction is located less than 14 feet from the access aisle measured along the length of the stall, shall have its minimum width increased by at least 10 inches on the side of the obstruction.			

2. **Commercial Vehicle Access:** Parking lots for commercial and industrial uses shall be designed to provide adequate access and circulation movement for commercial vehicles, including delivery trucks. This may require wider driveways and aisles than the minimum width specified in these standards.
3. **Compact Parking:** Up to 40% of the parking spaces may be compact. Compact parking spaces should be dispersed throughout the parking lot and not clustered in any particular location. Compact spaces shall be a minimum of eight (8) feet by seventeen (17) feet. Aisle width shall be per the requirements of Table 1. Compact car parking spaces shall be clearly identified by signing or other marking as approved by the Director.
4. **Slope:** Parking spaces shall slope no more than 7% in any direction and no less than 0.5% in the direction of drainage. A maximum of 12% slope in aisle and turn-around areas may be allowed. Swales of less than 1% slope shall be concrete, or shall be engineered to provide stormwater infiltration.

5. **Spaces Which Back Onto Street:** Parking spaces shall not back directly onto the public street except as specifically approved by the Director of Planning (at the recommendation of the City Engineer). Such spaces shall be set back a minimum of five feet from the property line.

e. **Landscaping**

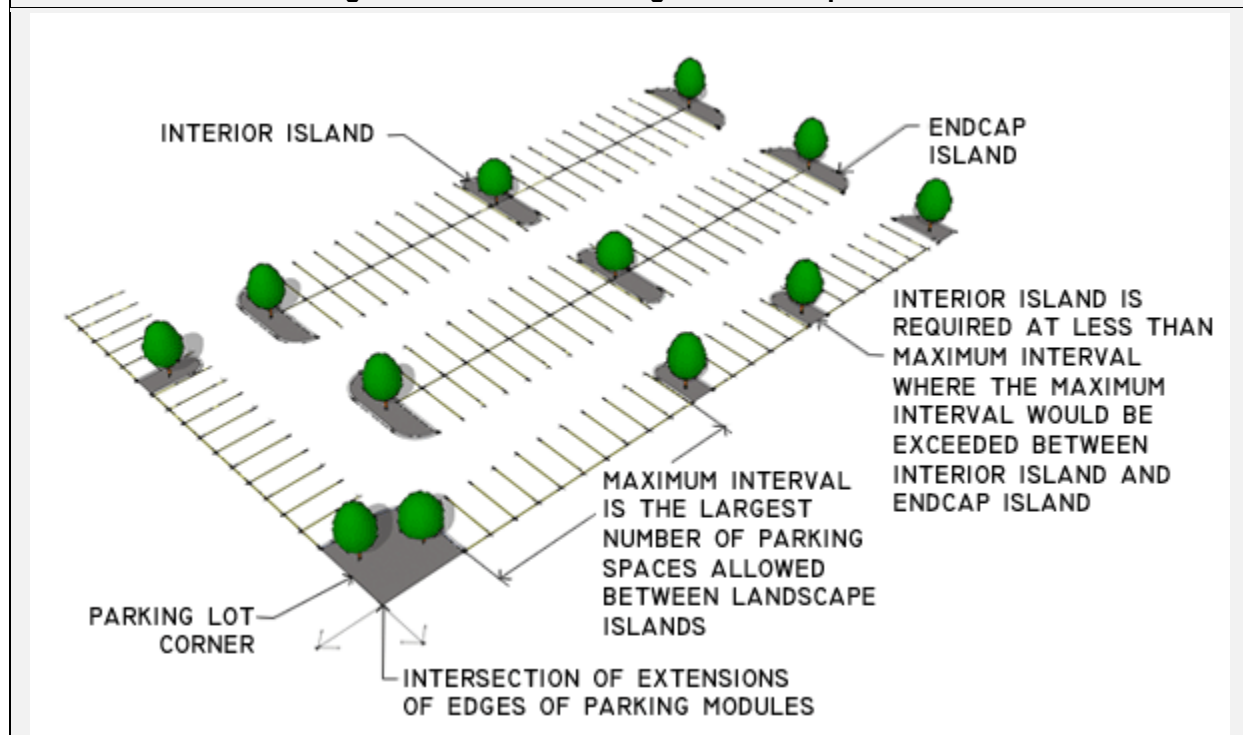
1. Street Buffer: All parking lots adjacent to public rights-of-way shall incorporate a minimum five foot (5') wide landscaped planter with trees. Buffer may be reduced at the discretion of the City Engineer when the buffer is not practical due to site constraints and to accommodate vehicle and pedestrian maneuvering and to provide for appropriate driveway sight distance safety.

2. Parking Lot Landscape Areas. Landscaping is required in all of the following areas:

At the ends of parking aisles, planted in endcap islands that are not less than 10 feet wide and 40 feet long, with 10 foot curb radii on the side that faces outward from the parking aisle.

In the middle of parking rows, planted in interior islands that are not less than 10 feet wide and 40 feet long, with 5 foot curb radii at both ends, at intervals.

At the corners of parking lots, planted in corner islands, which are the area defined by the extension of the edges of intersecting parking modules. See *Figure 3, Illustrative Parking Lot Landscape Areas*.

Figure 3 Illustrative Parking Lot Landscape Areas

3. Interval Landscaping. Parking lot landscape islands shall be provided at the maximum intervals described in Table 2, *Maximum Interval Between Landscape Islands* (see Figure 3 *Illustrative Parking Lot Landscape Areas*, for illustration of maximum interval), and planted as follows:

Each interior and endcap island shall be planted with a minimum of:

One canopy tree or two understory trees; and

Ground cover, which may be either:

Sod; or

Shrubs, ornamental grasses, or perennials that are planted at intervals of not less than 3 feet in a bed of mulch.

Each parking lot corner shall be planted with two canopy trees or three understory trees, unless such plantings would interfere with sight distances that are required for safe ingress to and egress from the parking lot. Refer to the City's Plant Selection Guide and Planting Standards and Guidelines from the City's Design Review Manual.

Table 2 Maximum Interval Between Landscape Islands					
Zone District			Maximum Interval Between Landscape Islands		
MUX	CD	IN	10 spaces		
GC	RR	RLD	RMD	R-HD	8 spaces
Zone Districts: RR Zone: Rural Residential RLD: Residential Low Density RMD Zone: Residential Medium Density R-HD Zone: Residential High Density MUX Zone: Mixed Use CD Zone: Downtown Commercial GC Zone: General Commercial IN Zone: Industrial					

Decorative pavers or stamped, dyed concrete may be used as an alternative to the required groundcover provided that the color is integrally mixed into the materials. Decorative pavers or stamped, dyed concrete may be used as an alternative to the required groundcover provided that the color is integrally mixed into the materials. Such islands shall provide for adequate room to maintain the health and growth of the trees.

Each parking lot island shall have soil contiguous with the natural ground and shall not be filled with concrete, asphalt, or other impervious materials.

- I. Alternative Maximum Interval.** The maximum interval may be modified as follows:

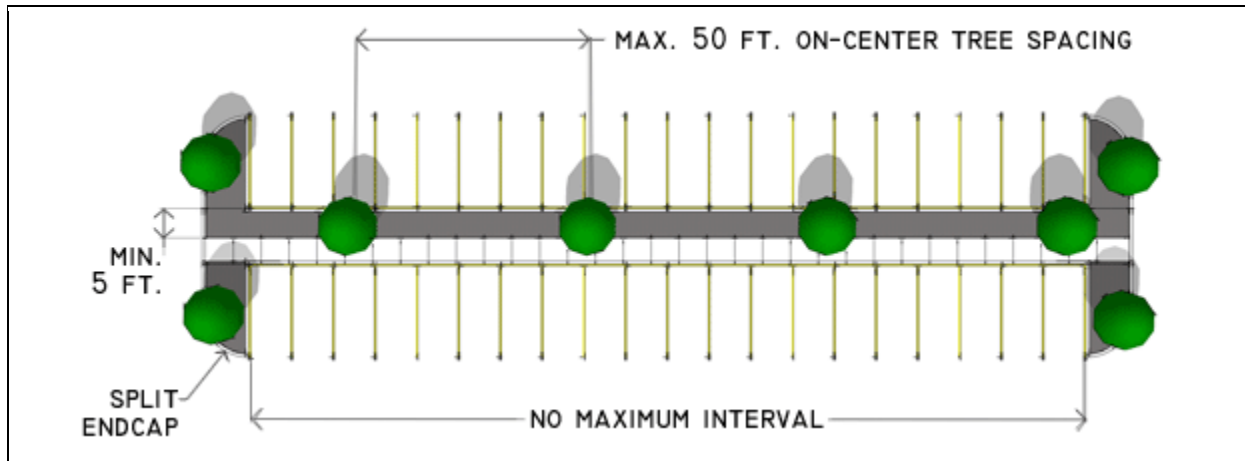
The maximum interval may be increased up to 75 percent to accommodate landscape islands that preserve existing trees in place, provided that:

The trees are healthy, non-invasive, and at least five years old; and

The landscape island is large enough to maintain the health of the tree.

The maximum interval may be waived where parking modules are separated by a landscape strip, provided that at least five feet of the width of the strip is landscaped (other areas may be curb or sidewalk) with trees that are appropriate for street tree use, planted at intervals of not less than 50 feet on center. Endcap islands that are divided by landscape strips shall be planted with two canopy trees or four understory trees. See Figure 4, *Illustrative Landscape Strip Between Modules*.

Figure 4
Illustrative Landscape Strip Between Modules



II. Use of Islands for Stormwater Treatment. Wherever possible, landscape islands shall be designed to incorporate storm water runoff best management practices ("BMPs"), by incorporating vegetated swales, bio-infiltration, porous materials, and other types of water quality measures. These areas may be required to exceed the minimum areas required by subsection C., above, in order to meet fully function.

4 Perimeter Landscaping. A planter or landscaped area at least five feet wide shall be provided adjacent to all public street rights-of-way, excluding approved driveway entrances. In addition, any area within the street right-of-way, between the edge of the sidewalk and the outer edge of the right-of-way, shall be developed as a planter or landscaped area in conjunction with the required five-foot area above.

5. End Row Islands. There shall be a raised, planted island of a minimum of 162 square feet and a minimum length of 18' marking the end of each row of a single row of parking, and of a minimum of 324 square feet and a minimum length of 36 feet marking the end of each row of double parking. Each end island shall be surrounded by a minimum of a 6" curb.

6. Landscape Installation. Landscape, planting and irrigation design shall be installed in accordance with City's Plant Selection Guide and Planting Standards and Guidelines of this Manual and in compliance with Section 18-50 of the Clearlake Zoning Code regarding Water Efficiency Landscaping.

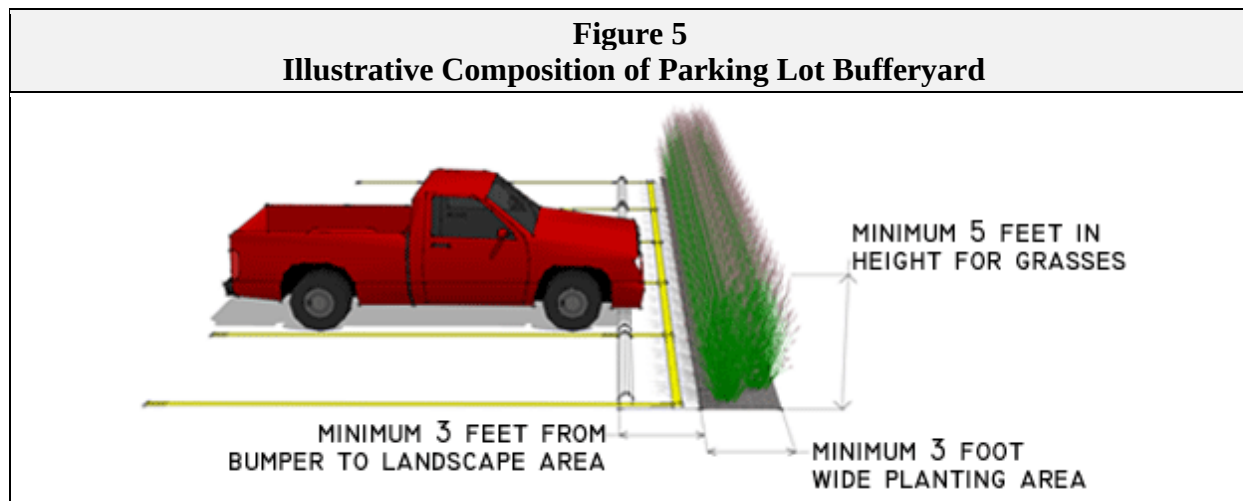
7. Residential Bufferyards. Parking lot bufferyards are located along the perimeter of parking lots. Their purpose is to mitigate the impact of headlights on streets and abutting residential property, and to reduce the aesthetic impact of parked cars on the character of the street. Parking lot bufferyards are required:

Between parking lots and abutting residential lots, unless the area between

the parking lot and the abutting lot is occupied by a building or a minimum six foot tall masonry wall is installed between parking lot and the residential lot.

Parking lot bufferyards shall be composed of any of the following, set in a bufferyard area that is at least three feet wide:

- A three-foot high masonry wall, measured from the surface of the parking lot in the area that is closest to the wall; and / or
- Shrubs planted to form a continuous buffer that is at least three feet in height if the plants form a hedge with comparable opacity from the ground to three feet in height, or five feet in height if ornamental grasses are used that do not provide opacity that is comparable to a hedge at three feet in height. If shrubs or ornamental grasses are used, the landscape area shall be set back from parking spaces:
- Three feet from the edge of pavement if there are no curbs; or
- Three feet from the face of the curb or parking bumper that faces the parking space. See Figure 5 below Illustrative Composition of Parking Lot Bufferyard.



8. Parking Lot Landscape Design/Installation

Parking lot landscaping and irrigation system design shall comply with Section 18-50 of the Clearlake Zoning Code regarding water efficient landscaping. No exceptions to these requirements are allowed.

f. Illumination.

Any lights provided to illuminate any off-street parking area shall be arranged so as to reflect the light away from any street or premises upon which a dwelling unit is located. Light standards shall incorporate shielding and/or lenses designed to direct light rays to minimize light bleed

onto adjoining properties or the public right-of-way. Illumination design shall also comply with 18-04.120 of the Clearlake Zoning Code regarding Night sky preservation.

g. Wheel Stops.

Due to tripping hazards, the use of wheel stops within parking areas is discouraged and should only be used only when necessary.

Exhibit B
City of Clearlake
Fence Design Standards
October 15 December 17, 2020

I. OVERVIEW:

a. Generally

These standards implement the City's Zoning Code and generally apply to Section 18-20.070 of the Zoning Code concerning fences walls, trash enclosures and hedges to achieve a balance between concerns for privacy and public concerns for enhancement of the community appearance, visual image of the streetscape, overall character of neighborhoods. These standards are provided to supplement the City's Code's for fencing.

b. Exceptions to Standards

The standards presented in this document are minimum city requirements. Unless otherwise specified, or otherwise required by the Zoning Ordinance, the Director may allow variations to these standards due to existing conditions, physical constraints to the property such as topography, lot configuration or design limitations, provided that public safety and convenience concerns have been met.

II. RESIDENTIAL FENCING DESIGN STANDARDS: Design criteria is intended to ensure that a proposed fence will be consistent with the character of a neighborhood and compatible with buildings on the site, and that fences visible from a public street meet high standards of design quality.

a. Public View Areas: Within public view areas (where visible from the public street), fencing should incorporate wrought iron or higher appearance design as shown in Figure 1. The use of bamboo, paper, plastic, vinyl blind, mesh and plywood fence materials are discouraged.

b. Wood Fencing: If wood fencing (discouraged for use in public view areas) is used it should be painted, stained or water sealed, have the front side facing and be maintained.

c. Chain Link Fencing: Chain link material may be used along sides and

rear of properties where they are not in direct view of public streets. If chain link materials are used in public view areas, it should be used liberally for property boundary separation. Where used in highly visible areas, chain link fencing should be vinyl coated.

Figure 1, Wrought Iron Fencing:



III. COMMERCIAL FENCING DESIGN STANDARDS: Design criteria is intended to ensure that a proposed fence will be consistent with the character of a neighborhood and compatible with buildings on the site, and that fences visible from a public street meet high standards of design quality.

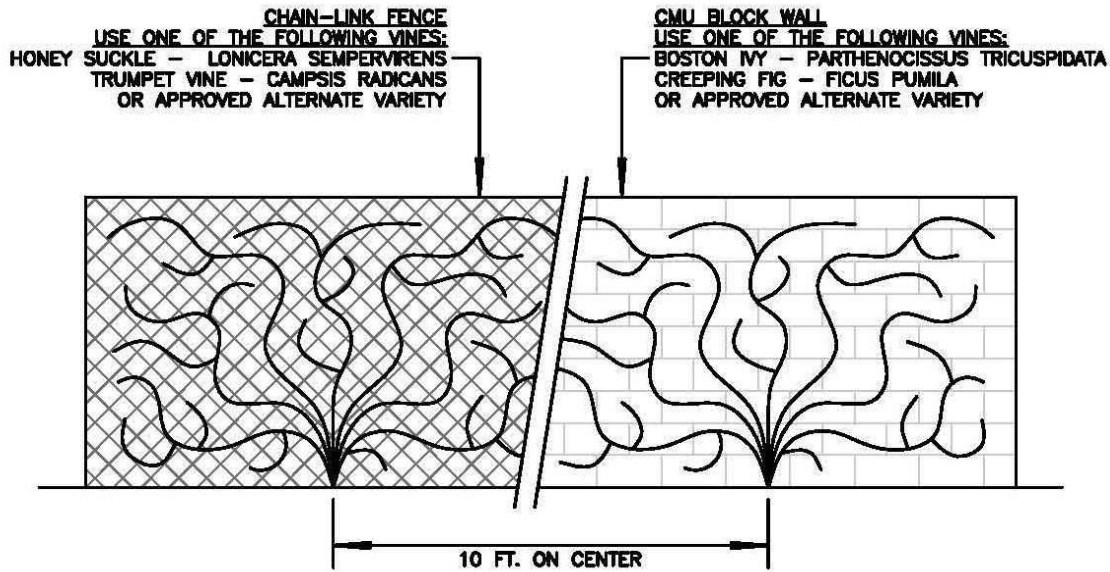
- a. Public View Areas:** Within public view areas (where visible from the public street), fencing should incorporate wrought iron or higher appearance design as shown in Figure 1.
- b. Wood Fencing:** If wood fencing (discouraged for use in public view areas) is used it should be painted, stained or water sealed and have the front side facing.
- c. Chain Link Fencing:** Chain link material may be used along sides and rear of properties where they are not in direct view of public streets. If chain link materials are used in public view areas, it should be used liberally for property boundary separation. Where used in highly visible areas, chain link fencing shall

be vinyl coated. Where chain link fencing is used for property boundary separation or screening landscaping and irrigation should be incorporated into the design in accordance with Figure 2. This type of living screen can be used more effectively and more attractively than slats within chain link. If chain link materials are used for any fencing along public streets the fencing should incorporate landscaping similar to that shown in Figure 3. Any use of chain link fencing shall be subject to agreement to maintain in good condition with no breaks or significant visual bends for the life of the fence.

d. Temporary Fencing: Conventional chain link fences within public view areas may be used temporarily upon agreement to remove within six month or during term of building permit construction.

e. Discouraged Fencing Material: The following fencing materials are considered inappropriate for use: vinyl, metal slat, and wire, debris, junk, tarps or other types of fabric (except for mesh fabric specifically designed for tennis courts), rolled plastic, sheet metal, plywood, or waste materials, glass shards, spikes (other than decorative spikes that are part of an ornamental metal fence), nails, or other sharp materials installed on top of a fence or wall.

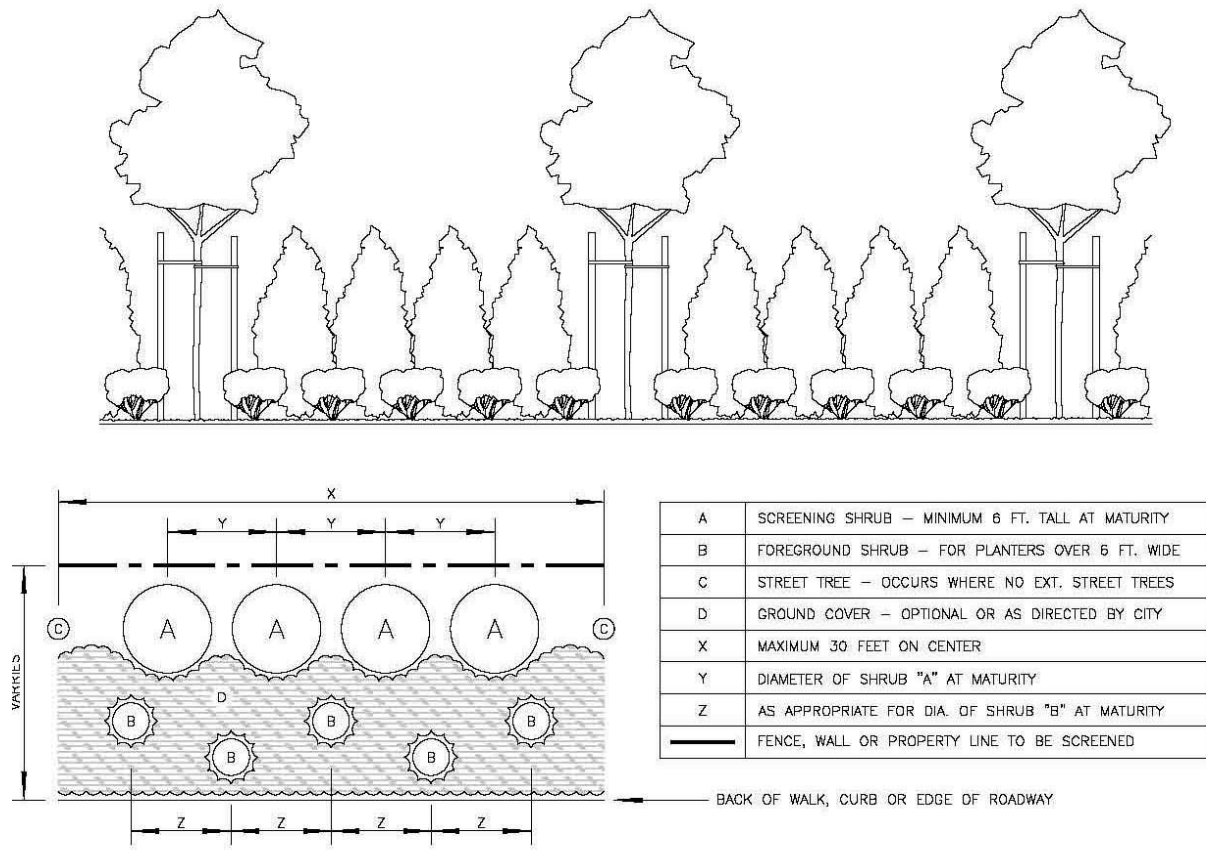
Figure 2, Living Screen



NOTE:

1. THIS DETAIL TO BE UTILIZED WHEN TYPICAL SCREEN PLANTING CANNOT BE ACHIEVED DUE TO MARGINAL PLANTING SPACE AT BASE OF WALL/FENCE TO BE SCREENED.
2. INSTALL DRIP IRRIGATION PER STANDARD DETAILS "DRIP EMITTER LAYOUT" AND "DRIP IRRIGATION".

Figure 3, Chain Link Living Screen along Roadways



NOTES:

1. PLANTERS 6 FT. OR LESS IN WIDTH DO NOT REQUIRE FOREGROUND SHRUBS OR GROUND COVER.
2. SEE CITY APPROVED PLANT PALETTE FOR ACCEPTABLE TREE/SHRUB VARIETIES. PROPOSED PLANT MATERIAL AND LAYOUT TO BE SUBMITTED TO CITY PRIOR TO INSTALLATION.

Exhibit C City of Clearlake Lighting Standards December 17, 2020

I. OVERVIEW:

a. Generally

These standards implement the City's Zoning Code and generally apply to Section 18-20.120 of the Municipal Code concerning night sky preservation for the purpose of encouraging lighting practices and systems that will:

1. Permit reasonable uses of outdoor lighting for nighttime safety, utility, security and enjoyment while preserving the ambience of night;
2. Curtail and reverse any degradation of the nighttime visual environment and the night sky;
3. Minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive or unnecessary;
4. Help protect the natural environment from the damaging effects of night lighting;
5. Meet the minimum requirements of the California Code of Regulations for Outdoor Lighting and Signs (Title 24, Chapter 6).
6. Comply with other laws or ordinances may require minimum illumination levels for specific applications and may conflict with these regulations. In such cases, those laws or ordinances shall govern apply to new projects and changes or modifications to existing improvements.

These standards are provided to supplement the City's Code's for lighting operational regulations.

b. Exceptions to Standards

The standards presented in this document are minimum city requirements. Unless otherwise specified, or otherwise required by the Zoning Code, the Director may allow variations to these standards due to existing conditions, physical constraints to the property such as topography, lot configuration or design limitations, provided that public safety and convenience concerns have been met. These standards generally don't apply to individual construction of Single Family Homes.

II. LIGHTING DESIGN STANDARDS:

a. Fixtures: Outdoor lighting fixtures, including lighting for outdoor recreational facilities, shall be cutoff fixtures designed and installed so that no emitted light will break a horizontal plane passing through the lowest point of the fixture (Figure 1). Cutoff fixtures must be installed using a horizontal lamp position. Lighting fixtures should be of a design that complements building design and landscaping and may require design review.

b. **Shielding/Recessing:** Outdoor lighting shall be fully shielded or recessed (Figure 2).

c. **Fixture Design:** Lighting fixtures shall be appropriate in height, intensity and scale to the use they are serving. Parking lot lights shall not exceed a height of 21 feet and wall-mounted lights shall not exceed a height of 15 feet, from the adjacent grade to the bottom of the fixture. The Design Review Committee can approve an exception to these height standards based on specific extenuating circumstances.

d. **Mounting:** All luminaries mounted on the under surface of service station canopies shall be fully shielded and utilize flush-mounted canopy fixtures with flat lenses.

e. **Prohibited:** Search lights, laser source lights or any similar high-intensity light shall be prohibited, except, in emergencies, by police and/or fire personnel or at their direction or for purposes of gathering meteorological data. Exceptions may be granted in conjunction with approved temporary lighting.

f. **Figure References:** Figures shown are examples for the public and staff to use in meeting the intent of the Code and these standards. The City of Clearlake does not endorse or discriminate against any manufacturer that may be shown or mentioned as examples.

Figure 1. Examples of outdoor light fixtures.

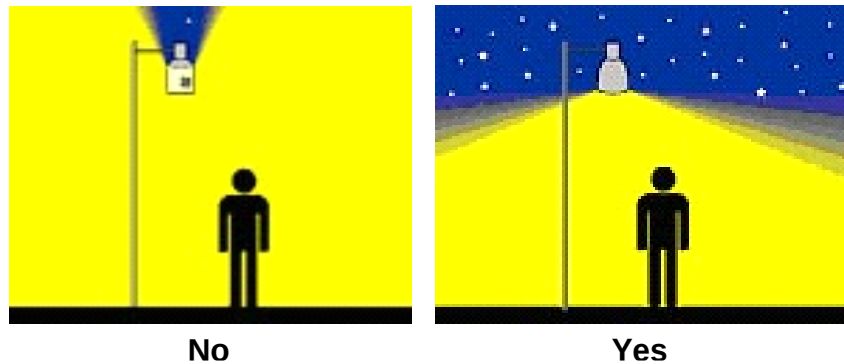


Figure 2. Examples of outdoor light fixtures.

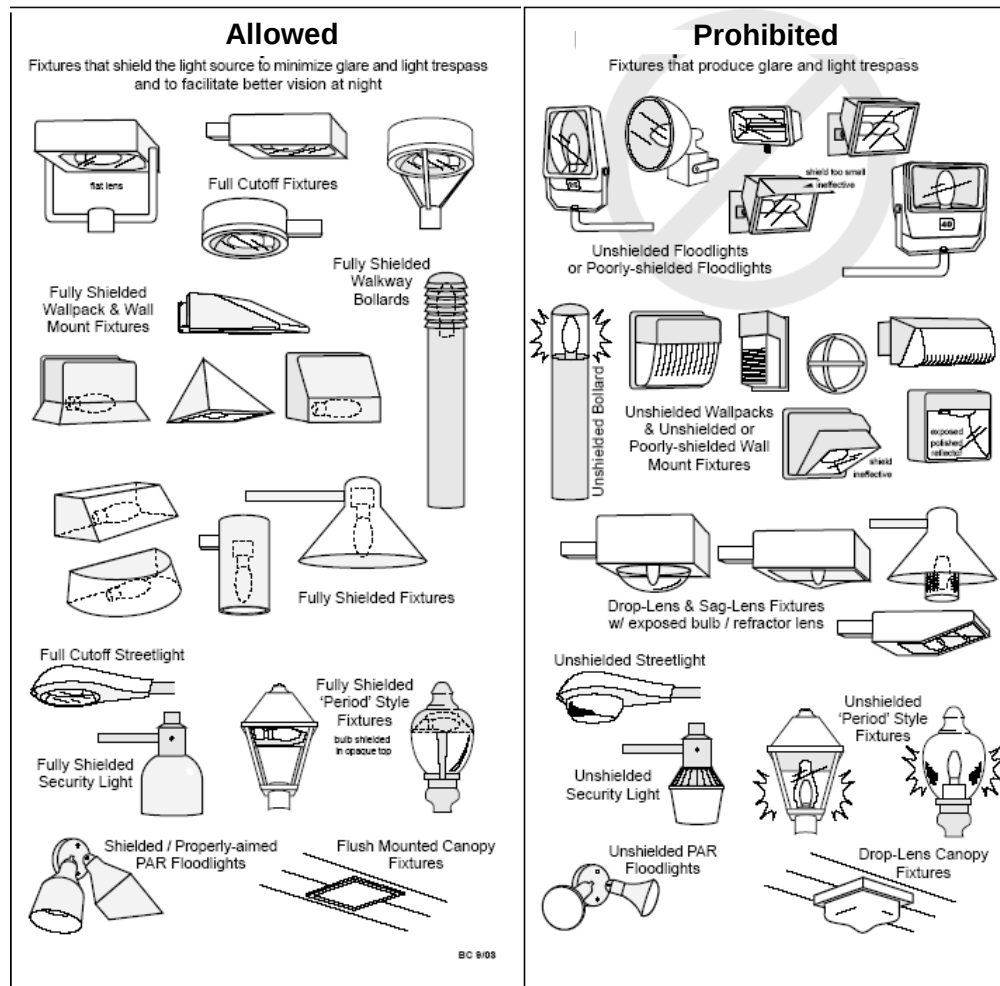


Exhibit D
City of Clearlake
Landscaping and Irrigation Standards
December 17, 2020

PLANT SELECTION GUIDE AND PLANTING STANDARDS AND GUIDELINES

I. OVERVIEW

a. Generally

Improvements on private properties for new development shall conform to these standards and be consistent with these guidelines. These standards and guidelines shall apply to new projects and changes or modifications to existing improvements. These standards and guidelines do not apply to single family or duplex residential development.

b. Exceptions to Standards

The standards presented in this document are minimum city requirements. Unless otherwise specified, or otherwise required by the Zoning Ordinance, the Director of Planning may allow variations to these standards due to physical constraints to the property such as topography, lot configuration or design limitations, provided that public safety and convenience concerns have been met.

II. PLANT LIST

Table 1 is a partial list of plants that have been proven to grow well in the Clearlake and Lake County area. These plants have demonstrated adaptability in the local climate of cold winters and warm, dry summers. Other tree and plant selections will be considered if demonstrated adaptable for Zone 7 in the Sunset Western Garden Book. Table 1 includes the botanical and common plant names and columns that describe if the selections are drought tolerant/low water use, deciduous or evergreen, are native to California and are suitable for street tree planting. For trees, the first column includes a description as to whether the selections are a canopy tree (suitable for parking lot or significant shading) or an understory tree (suitable for planting as accent). A street tree is defined as a tree that is planted or growing within or over a public right of way.

Table 1
Planting List

BOTANICAL NAME/Common Name	Drought tolerant/low water use	Deciduous (D) Evergreen (E)	Street Tree	California native
Trees: Canopy/overstory (c) Understory (u)				
AESCULUS CALIFORNICA California Buckeye(u)	YES	D	NO	YES
ACER BUEGERANUM Trident Maple(c)	NO	D	YES	NO

BOTANICAL NAME/Common Name	Drought tolerant/low water use	Deciduous (D) Evergreen (E)	Street Tree	California native
ACER FREEMANTI Autumn Blaze Maple (c)	NO	D	YES	NO
ACER RUBRUM Red Maple(c)	NO	D	YES	NO
BETULA NIGRA River Birch(u)	NO	D	YES	NO
BETULA PENDULA Western White Birch(u)	NO	D	NO	NO
CALOCEDRUS DECURRENS Incense Cedar(c)	YES	E	NO	YES
CARPINUS BETULAS European Honbeam(c)	NO	D	YES	NO
CEDRUS DEODORA Deodar Cedar(c)	YES	E	NO	NO
CASUARINA EQUISITIFOLIA Horsetail Tree(c)	NO	D	NO	NO
CELTUS OCCIDENTALIS European Hackberry(c)	NO	D	YES	NO
CERCIS CANADENSIS TEXENSIS Redbud "Oklahoma"(u)	NO	D	YES	NO
CERCIS OCCIDENTALIS Western Redbud(u)	YES	D	NO	YES
CORNUS FLORIDA Flowering Dogwood(u)	NO	D	NO	NO
CORNUS NUTTALLII Pacific Dogwood(u)	NO	D	NO	YES
CUPRESSUS SEMPERVIRENS Italian Cypress(u)	YES	E	NO	NO
FAGUS SYLVATICA "Purple Beech" or "Green Beech"	NO	D	YES	NO
FRAXINUS PENNSYLVANIA Urbanite Ash(c)	NO	D	YES	NO
GINKGO BILOBA Ginkgo (Fruitless) "Autumn Gold", Saratoga" or "Fairmount" (u)	NO	D	YES	NO
GLENDISIA TRIACANTHOS Honey Locust "Shade Master" or Sunburst"(u)	NO	D	YES	NO
GYMNOCADUS DIOICUS Kentucky Coffee Tree(u)	NO	D	YES	NO
HETEROMELES ARBUTFOLIA Toyon(u)	YES	E	YES	YES
KOELREUTERIA PANICULATA Chinese Flame Tree(u)	NO	D	NO	NO
LAGERSTROEMIA INDICA Crape Myrtle(u)	YES	D	NO*	NO
LARIS NOBILIS Sweet Bay-Grecian Laurel(c)	NO	D	NO	NO
MAGNOLIA GRANDIFLORA Southern Magnolia(c)	NO	E	YES	NO
MALUS SPECIES Crabapple(u)	NO	D	NO	NO

BOTANICAL NAME/Common Name	Drought tolerant/low water use	Deciduous (D) Evergreen (E)	Street Tree	California native
NYSSA SYLVATICA Tupelo Tree (u)	NO	D	YES	NO
PINUS NIGRA Austrian Pine(c)	YES	E	NO	NO
PINUS PONDEROSA Ponderosa Pine(c)	YES	E	NO	YES
PISTACIA CHINENSIS Chinese Pistache Tree(c)	YES	D	YES	NO
PLATANUS ACERIFOLIA Sycamore Tree(c)	YES	D	NO	NO
PRUNUS CERASIFERA Purple Leaf Plum(u)	NO	D	NO	NO
PRUNUS SUBHIRTELLA PENDULA Weeping Cherry(u)	NO	D	NO	NO
PYRUS CALLERYANA 'ARISTOCRAT' Aristocrat Pear(c)	NO	D	NO	NO
QUERCUS AGRIFOLIA Coast Live Oak(u)	YES	E	YES	YES
QUERCUS COCCINEA Scarlet Oak(c)	NO	D	YES	NO
QUERCUS ILEX Holly Oak(u)	YES	E	YES	YES
QUERCUS LOBATA Valley or White Oak(c)	YES	D	YES	YES
QUERCUS MUCHLENBERGU Chinkapin Oak (u)	YES	D	YES	NO
QUECUS PALUSTRIS Pin Oak (u)	NO	D	YES	NO
QUERCUS PHELLOS Willow Oak (u)	YES	D	YES	NO
QUERCUS ROBUR English Oak(u)	YES	D	YES	NO
QUERCUS RUBRA Red Oak(c)	NO	D	YES	NO
QUERCUS SHUMARDII Shumardi Oak(c)	YES	D	YES	NO
QUERCUS SUBER Cork Oak (c)	YES	E	YES	NO
RHUS LANCIA African Sumac (u)	YES	E	NO	NO
SEQUOIA SEMPERVIRENS Abots Blue (c)	NO	E	NO	YES
TAXODIUM DISTICUM Bald Cypress (u)	NO	D	YES	NO
TILIA CORDATA Little Leaf Linden (c)	NO	D	NO	NO
ULMUS Elm "Homestead", Prospector", "Frontier" or "New Horizon" (c)	NO	D	YES	NO

SHRUBS:	Drought tolerant/low water use	Deciduous (D) Evergreen (E)	California native
ABELIA GRANDIFLORA Abelia	NO	E	NO
ARBUTUS UNEDO Strawberry Tree	YES	E	NO
ARCTOSTAPHYLOS DENSIFLORA 'H.McMINN' McMinn Manzanita	YES	E	YES
AZALEA EXBURY Exbury Azalea	NO	E	NO
AZALEA KURUME Kurume Azalea	NO	E	NO
BACCHARIS PILULARIS Coyote Bush	YES	E	YES
BERBERIS THUNBERGIANA Japanese Barberry	NO	D	NO
CAMELLIA JAPONICA Camellia	NO	E	NO
CAMELLIA SASANQUA Sasanqua Camellia	NO	E	NO
CEANOTHUS "JULIA PHELPS" Julia Phelps Mountain Lilac	YES	E	YES
CHOISYA TERNATA Mexican Orange	NO	E	NO
CISTUS HYBRIDUS White Rockrose	YES	E	NO
CISTUS PURPUREUS Orchid Rockrose	YES	E	NO
CORNUS STOLONIFERA Redtwig Dogwood	NO	D	YES
COTONEASTER SALICIFOLIUS 'REPENS' Dwarf Willowleaf Cotoneaster	YES	E	NO
ELEAGNUS PUNGENS Silverberry	YES	E	NO
ESCALLONIA FRADESII Escallonia	YES	E	NO
GREVILLEA NOELLII Hummingbird Bush	YES	E	NO
HETEROMELES ARBUTIFOLIA Toyon	YES	E	YES
MAGNOLIA STELLATA Star Magnolia	NO	D	NO
MAHONIA AQUIFOLIUM Oregon Grape	YES	E	YES
NANDINA DOMESTICA Heavenly Bamboo	NO	E	NO
PHOTINIA FRASERI Photinia	YES	E	NO
PINUS MUGO MUGO Mugho Pine	YES	E	NO
PRUNUS LAUROCERASUS English Laurel	NO	E	NO

RHODDENDRON SPECIES Rhododendron	NO	E	NO
SHRUBS:	Drought tolerant/low water use	Deciduous (D) Evergreen (E)	California native
RHUS TYPHINA Staghorn Sumac	NO	D	NO
RIBES SPECIOSUM Fucia-fowered Gooseberry	YES	D	YES
ROSA CALIFORNICA California Wild Rose	YES	D	YES
SARCOCOCCA RUSCIFOLIA Fragrant Sarcococca	NO	E	NO
VIBURNUM DAVIDII David's Viburnum	NO	E	NO
VIBURNUM TINUS Laurustinus	NO	E	NO
VIBURNUM TRILOBUM Cranberry Bush	NO	D	NO
WOODWARDIA FIMBRIATA Chain Fern	NO	E	YES
GROUNDCOVERS/VINES/ PERENNIALS:	Drought tolerant/low water use	Deciduous (D) Evergreen (E)	California native
AJUGA REPTANS Carpet Bugle	NO	E	YES
ARCTOSTAPHYLOS UVA-URSI Bearberry Manzanita	YES	D	YES
BACCHARIS PILULARIS PILULARIS Dwarf Coyote Bush	YES	D	YES
CLEMATIS ARMANDII Evergreen Clematis	NO	E	YES
COTONEASTER LOWFAST Lowfast Cotoneaster	YES	D	NO
HEMROCALLIS SPECIES Daylily	NO	E	NO
HEUCHERA SANGUINEA Coral Bells	NO	E	YES
HYPERICUM CALYGINUM Creeping St. Johnswort	YES	E	YES
IBERIS SEMPERVIRENS Evergreen Candytuft	NO	E	YES
JUNIPERUS SPECIES Juniper	YES	D	YES
LAVENDULA OFFICINALIS English Lavender	YES	E	YES
LIROPE MUSCARI Lily Turf	NO	E	YES
GROUNDCOVERS/VINES/ PERENNIALS:	Drought tolerant/low water use	Deciduous (D) Evergreen (E)	California native
LONICERA JAPONICA Honey Suckle	YES	D	YES

MAHONIA REPENS Creeping Oregon Grape	YES	E	YES
GROUNDCOVERS/VINES/ PERENNIALS:	Drought tolerant/low water use	Deciduous (D) Evergreen (E)	California native
PARTHENOCISSUS QUINQUEFOLIA Virginia Creeper	NO	D	NO
PARTHENOCISSUS TRICUSPIDATA Boston Ivy	NO	D	NO
PHLOX SUBULATA Moss Pink	NO	E	YES
ROSMARINUS OFFICINALIS Rosemary	YES	E	YES
TRACHELOSPERMUM ASIATICUM Asian Jasmine	NO	E	YES
WISTERIA SINENSIS Chinese Wisteria	NO	D	NO
TURF:			
Hybrid Blended Dwarf Fescue varieties	NA	NA	NA

* Crape Myrtles may be used on narrow streets where accent is important and shading is not practical.

III. PLANTING DESIGN GUIDELINES

a. Mixture of Evergreen, Deciduous and Native California Plants: A mix of evergreen, deciduous and particularly, native California plant species should be evenly dispersed throughout the plan.

b. Concentration of Maple Trees: Due to their maintenance and brittleness minimize the use of Maple Trees as street trees with a maximum of 30% allowed to be planted on any particular site plan.

c. Oak Trees: The use of oak trees, particularly those native to California, is emphasized. Keep all oak trees away from water intensive plants and design drainage plan so that oak trees are not susceptible to any standing water within their driplines.

d. Soil Testing: Due to the variety of soils in Clearlake, soil testing should be conducted at various locations of the project site that will be planted. Add amendments to the soil as required to bring the soil up to proper ph levels to assure healthy plant growth.

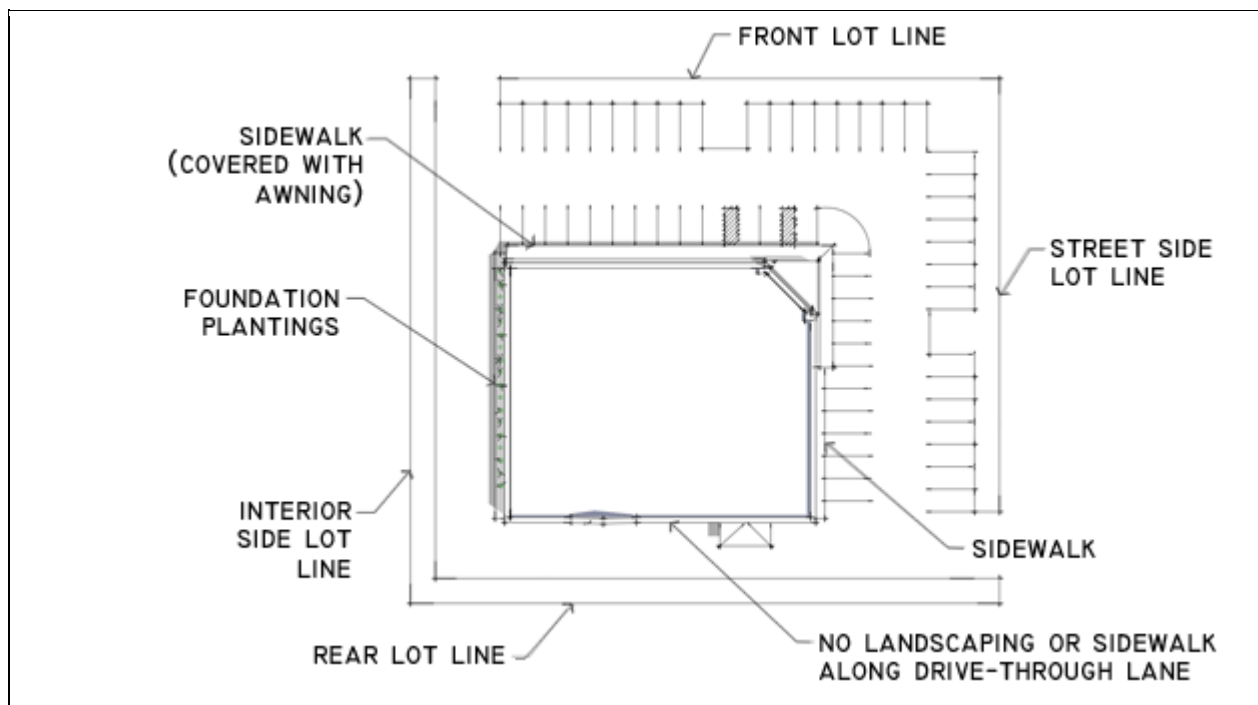
1. Development of lands identified as having high inherent swelling capacity and severe load limitations on the U.S. Soil Conservation Service Soil Map shall require site specific soil analysis which indicate the soils can adequately support the structure. This requirement shall not apply to accessory structures located within ten (10') feet of the principal structure, provided that the principal structure's foundation shows no signs of failure.

e. Utility Lines: Be sure to plant lower growing trees and plants underneath utility lines to minimize hazards and maintenance issues.

f. Low Water Use/Drought Tolerant Trees and Plants: In accordance with the State of California Water Conservation in Landscaping Act of 2006 (AB 1881), use as much low water use/drought tolerant trees and plants as possible to reduce potential water use. Design irrigation systems so separate lines that irrigate low water use plants from more water intensive plants. Please refer to Section IV of this Appendix.

g. Planting Coverage: Multifamily and nonresidential development shall be surrounded by planting areas and/or sidewalks with a minimum width as set out in Table 2, Building Landscaping Requirements. Planting areas count towards the landscape surface ratio. Sidewalks do not. Awnings and roof overhangs may extend into building landscaping or hardscaping areas. The planting areas are not required in areas that are designed for direct vehicular access to the building, such as loading bays, service bays, and drive-through lanes on the side of the building with the service window, but shall be installed between parking spaces and the building. See Figure 1, Illustrative Building Landscaping and Hardscaping.

Figure 1
Illustrative Building Landscaping and Hardscaping



h. Required Planting. Planting areas around buildings shall be landscaped with shrubs, planted at intervals of not more than five feet. In the alternative, such plantings may be clustered, if equal or greater numbers of plants are used.

i. Tree Planting Requirements: Tree Planting is required as described in Table 2, Lot Planting Requirements.

Table 2
Landscaping Coverage

Minimum Radius Around Building		
Facade (Front or Side)	Interior Side	Rear
6 ft. (may be any combination of sidewalk or planting area)	5 ft. (may be sidewalk or planting areas)	3 ft. (may be concrete or planting areas)
At least 5 ft. wide planting area between building and parking lot (a sidewalk may be located on either side of the planting area) ¹	At least 5 ft. wide planting area from building foundation ¹	
TABLE NOTE: ¹ Where planting areas are required, they may be crossed with sidewalks to provide access to the building.		

j. Residential Lot Ground Cover/Sod Area Planting Requirements: Residential lots that are not covered by buildings, driveways, swimming pools, or other hard surfaces shall be sodded or planted with permitted groundcovers in accordance with Table 3, Lot Planting Requirements, unless they are covered by woodlands, crops, or feedstock.

Table 4
Lot Planting Requirements

Lot Width		
50 feet or less	More than 50 feet, Less than 80 feet	More than 80 feet
1 canopy tree per 2 lots	2 canopy trees	2 canopy trees, at least one must be in front yard

Note: Substitution of Understory Trees for Canopy Trees. Understory trees may be substituted for canopy trees if the dimensions of the lot are such that the canopy trees would not have room to grow to a full canopy without conflicting with buildings or each other. For the purposes of this substitution, one canopy tree equals two understory trees.

IV. PLANTING STANDARDS

a. Tree Planting: Tree planting shall be installed in accordance with Figure 2, Tree Planting Specifications.

b. Root Barriers: Tree root barriers shall be installed along sidewalks, parking lots and curbing where the tree drip line encroaches in accordance with Figures 3, Tree Barrier Specifications.

Figure 2
Tree Planting Specifications

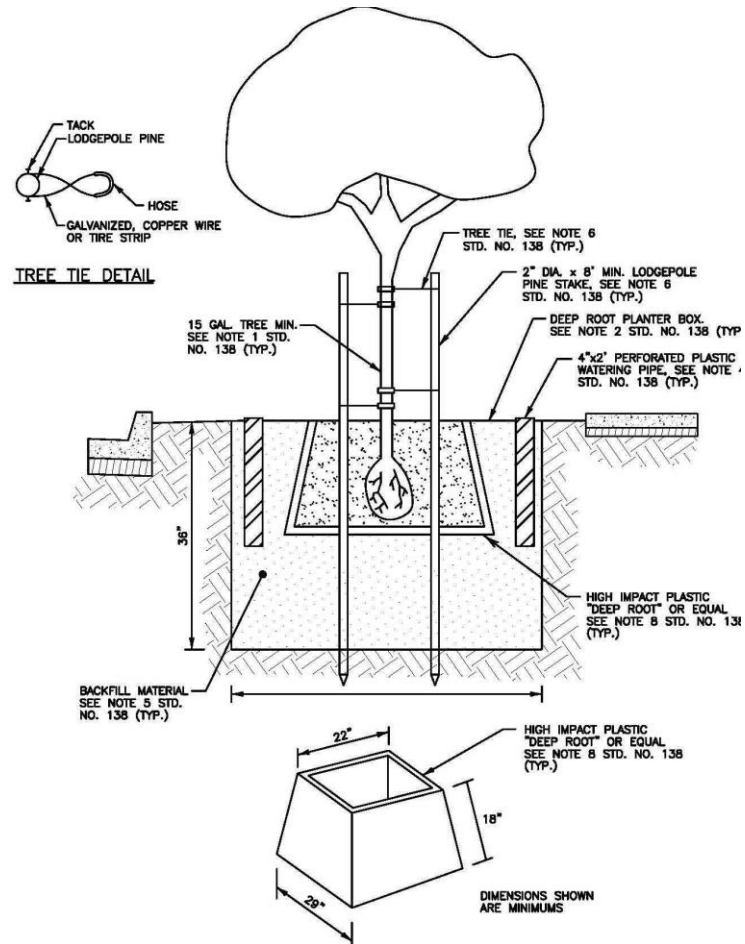
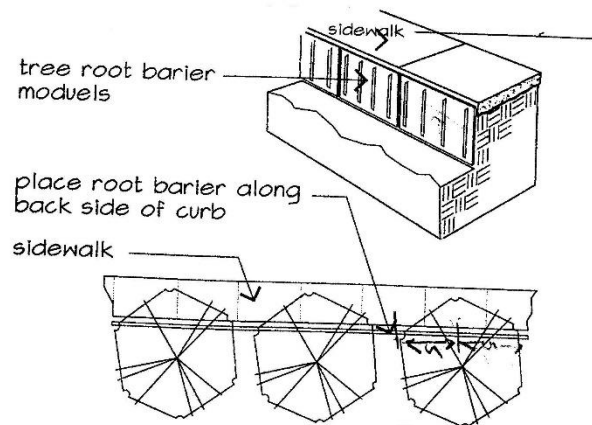


Figure 3
Tree Root Barrier Specifications



V. IRRIGATION DESIGN

In accordance with the State of California Water Conservation in Landscaping Act of 2006 (AB 1881), the following irrigation design standards are required. Please refer to Section 18-040.130 of the Clearlake Zoning Code regarding Water Efficiency Landscape Standards implementation:

A. Landscaping / Hardscape.

Sites in excess of thirty (30%) percent slope shall have engineered plans for all construction and grading. These plans shall address roads, utility corridors, etc. as well as, off-site problems, such as erosion caused by construction.

1. *Hydrozones.*

- a. Each hydrozone shall have plant materials with similar water use, with the exception of hydrozones with plants of mixed water use.
- b. Individual hydrozones that mix high and low water use plants shall not be permitted, however, individual hydrozones that mix plants of moderate and low water use, or moderate and high water use, may be allowed if:
 - i. Plant factor calculation is based on the proportions of the respective plant water uses and their plant factor; or
 - ii. The plant factor of the higher water using plant is used for calculations.

2. *Water Features.*

- a. Recirculating water systems shall be used for water features.
- b. Where available, recycled water shall be used as a source for decorative water features.
- c. Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.

3. *Mulch and Amendments.*

- a. A minimum two inch (2") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- b. Stabilizing mulching products shall be used on slopes.
- c. The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.
- d. Soil amendments shall be incorporated according to recommendations of the soil report.

B. Irrigation Systems.

1. *General Standards.*

- a. All new development other than single family and duplex or second residential units shall provide for the collection and disposal of on-site drainage, in accordance with the City's standards. Maintenance of the on-site facilities shall be the responsibility of the property owner.
 - b. The plant factor used shall be from Water Use Classifications of Landscaped Species per WUCOLS database.
 - c. The plant factor shall range:
 - i. From 0 to 0.3 for low water use plants;
 - ii. From 0.4 to 0.6 for moderate water use plants; and
 - iii. From 0.7 to 1.0 for high water use plants.
 - d. All water features shall be included in the high water use hydrozone.
 - e. Temporarily irrigated areas shall be included in the low water use hydrozone.
 - f. All special landscape areas shall be identified and their water use calculated.
 - g. ETAF for special landscape areas shall not exceed 1.0.
2. *System Design.* All systems shall be designed to comply with the following:
- a. Include automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data for scheduling;
 - b. Be calibrated so that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance;
 - c. Include pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices if the static pressure is above or below the required dynamic pressure of the irrigation system;
 - d. Static water pressure, dynamic or operating pressure and flow reading of the water supply will be measured at the point of connection;
 - e. Include sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions, as appropriate for local climatic conditions;
 - f. Include manual shut-off valves (such as a gate valve, ball valve, or butterfly valve);
 - g. Include backflow prevention devices that meet City of Clearlake backflow prevention requirements;
 - h. Prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures;
 - i. Meet, at a minimum, the irrigation efficiency criteria as described in this Section regarding the Maximum Applied Water Allowance;

- j. Mulched planting areas use low volume irrigation;
- k. Sprinkler heads and other emission devices have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations;
- l. Sprinkler spacing achieves the highest possible distribution uniformity using the manufacturer's recommendations;
- m. Swing joints or other riser-protection components are located on all risers subject to damage that are adjacent to high traffic areas;
- n. Check valves or anti-drain valves are provided;
- o. Narrow or irregularly shaped areas, including turf, less than eight feet in width in any direction are irrigated with subsurface irrigation or low volume irrigation system;
- p. Overhead irrigation is not located within 24 inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:
 - i. The landscape area is adjacent to permeable surfacing and no runoff occurs;
 - ii. The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping;
 - iii. The irrigation designer specifies an alternative design or technology.
- q. Slopes greater than 25% are not be irrigated with an irrigation system with a precipitation rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, and clearly demonstrates no runoff or erosion will occur.
- r. Hydrozones.
 - i. Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use;
 - ii. Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone; and Trees shall be placed on separate valves from shrubs, groundcovers, and turf.

C. Evapotranspiration. The values as shown in Table 5, *Evapotranspiration*, shall be used to calculate evapotranspiration (Zone 8, Inland San Francisco Bay Area, California Irrigation Management Information System, California Department of Water Resources, 2012).

Table 5
Evapotranspiration (ET_o)

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ET _o
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1.2	1.7	3.4	4.8	6.2	6.9	7.4	6.5	5.1	3.4	1.8	0.93	49.4
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Exhibit E
City of Clearlake
Trash and Recycling Enclosure Requirements and Design Standards
December 17, 2020

I. OVERVIEW:

a. Generally

These standards implement the City's Zoning Code and generally apply to Section 18-04.970 of the Municipal Code concerning fences, walls, trash enclosures and hedges to achieve a balance between concerns for privacy and public concerns for enhancement of the community appearance, visual image of the streetscape, overall character of neighborhoods, contain trash and recyclables, and to ensure the provision of adequate light, air and public safety. These standards are provided to supplement the City's Code's for trash and recycling needs.

b. Exceptions to Standards

The standards presented in this document are minimum City requirements, except for single family and duplex residential developments. Single family and duplex residential development should, however, provide sufficient area either within the garage or outside for accommodating a trash can and recycle container provided they are screened from public view and not located within the front yard except that containers may be placed in front yard areas during collection days. Unless otherwise specified, or otherwise required by the Zoning Ordinance, the Director may allow variations to these standards due to existing conditions, physical constraints to the property such as topography, lot configuration or design limitations, provided that public safety and convenience concerns have been met.

II. TRASH/ENCLOSURE REQUIREMENTS:

a. General Requirements. New development shall provide refuse and recycling enclosures in a number and size so as to adequately contain the refuse generated by the development. Such design is based on anticipated demands for the particular development. If no particular use is anticipated then it is recommended that trash and recycling provisions be over-estimated. Restaurants will require additional space to provide adequate storage for grease containment and allow for more glass and aluminum material storage. It is also recommended that some storage area be provided within the building for storage of recyclable paper.

b. Residential Requirements. New residential developments larger than two-family (duplex) projects shall provide containment screened from public view in sufficient size to adequately contain trash and recycling materials as follows:

1. 4 to 27 dwellings: Sufficient size to contain two seven yard bins.
2. 28 to 53 dwellings: Sufficient size to contain four seven yard bins.

3. 54 + dwellings: Sufficient size to contain six seven yard bins and each successive increase of 27 units in increments of two more seven yard bins.

c. Commercial/Industrial/Office Developments: New non-residential development shall provide containment screened from public view in sufficient size to adequately contain trash and recycling materials. Smaller commercial projects may not be required to provide a separate walled enclosure if the project design incorporates measures to conceal trash bins from public view. Recommended sizes for development are as follows:

Recommended Standards for Non-Residential Development:

Building Size (sq-ft) Total Area	Trash	Recyclables
0-5,000 24 sq-ft	12 sq-ft	12 sq-ft
5,000-10,000 48 sq-ft	24 sq-ft	24 sq-ft
10,001-25,000 96 sq-ft	48 sq-ft	48 sq-ft
25,001-50,000 192 sq-ft	96 sq-ft	96 sq-ft
50,001-75,000 288 sq-ft	144 sq-ft	144 sq-ft
75,001-100,000 384 sq-ft	192 sq-ft	192 sq-ft

100,001 + For every additional 25,000 sq-ft an additional 48 sq-ft 96 sq-ft of area for trash and recyclables containment should be provided.

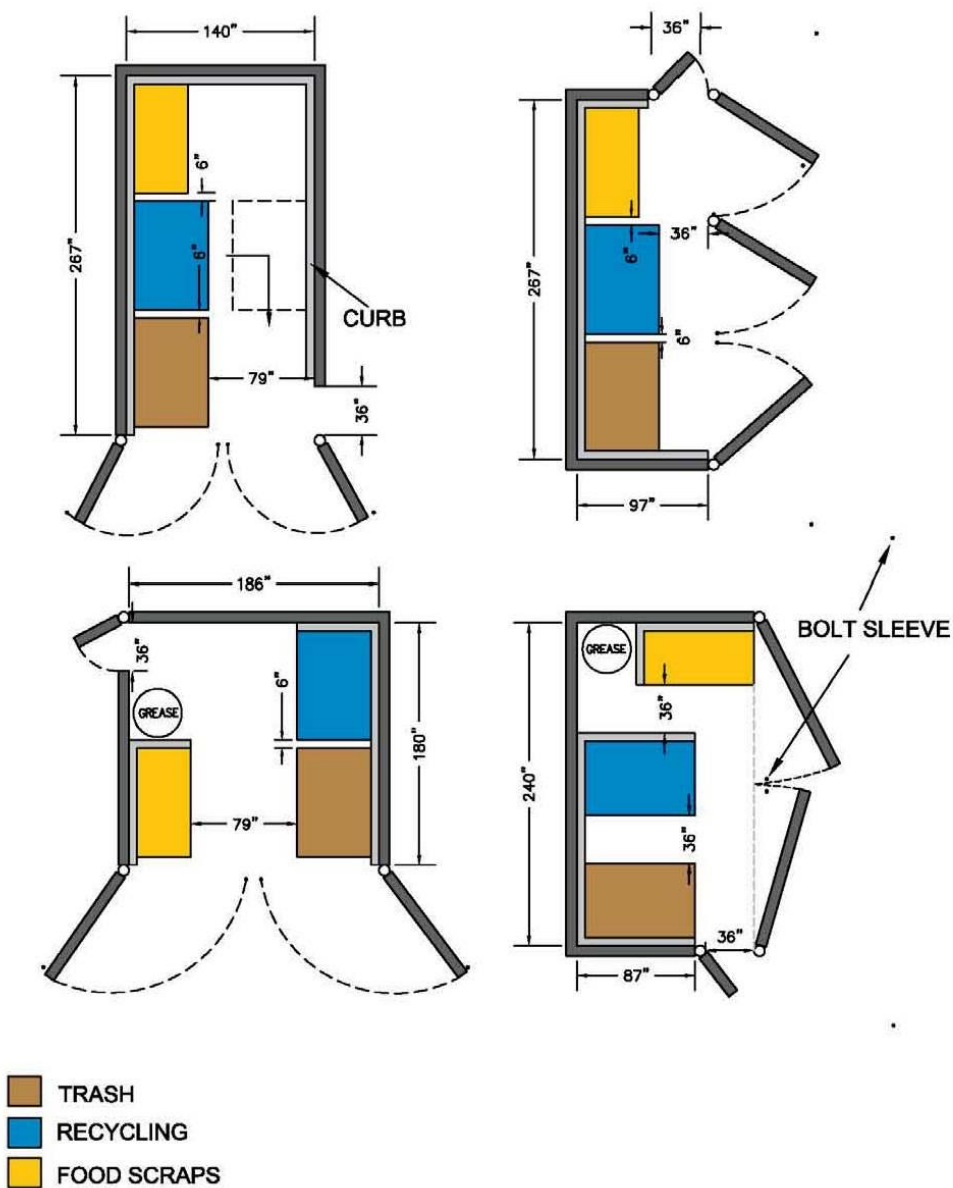
d. Locations/Access: Trash/Recycling containers should be consolidated to minimize the number of collection sites, and located so as to reasonably equalize the distance from the building spaces they serve.

e. Waste Hauler Requirements: Review the proposed locations and details of trash/recycling enclosures with the City's Trash/Recycling Hauler for suitable size and access.

III. TRASH/ENCLOSURE DESIGN STANDARDS:

- a. **Enclosure Design:** Enclosures should be designed in accordance with Figure 1 and related design guidelines of the City's Design Review Manual.
- b. **Signage:** The trash/recycling enclosure facility should be designed to allow convenient access by tenants. All weather signage should be posted inside the enclosure that provides information on what is accepted for recycling.
- c. **Parking Design:** Containers and enclosures should be located so as to allow ease of access for collection trucks. No parking or other obstructions should be permitted in the access area for enclosures.
- d. **Surface Material:** To prevent holes in the asphalt from developing as a result of bin impact, each enclosure should be built on a concrete slab with a thickness of six inches. Additionally, a minimum four foot wide, six inch thick concrete apron should be constructed in front of each enclosure. The concrete apron should be extended in front of the enclosure to past the point of pick-up to minimize the damage to the surrounding asphalt paving.
- e. **Slope and Apron:** The containers should rest on a relatively flat surface. The slope from the enclosure to the truck service access point (apron) should not exceed 2% when dumpsters are used. A concrete apron measuring the width of the enclosure and extending out 8' from the front will join the enclosure pad to the surrounding pavement should be the same elevation as the enclosure pad threshold and the surrounding surfaces, with a slope of 1/8 inch per foot away from the enclosure pad.
- f. **Gates:** Each enclosure should have a decorative solid heavy gauge metal gate (s) incorporating cane bolts to secure the gates when in the open and closed positions. Gates should swing outward or slide parallel to the wall.
- g. **Walls:** Walls of the enclosure should be at least six feet in height. Walls should generally be constructed of masonry, with finishes and colors that are compatible with the adjacent architecture. No chain link fencing should be used.
- h. **Public Visibility:** Containers and enclosures should be placed away from public view insofar as is practical. Trash and recycling receptacles, other enclosures, and loading areas should be screened with shrubs where feasible, with a gate providing for access.
- i. **Water Supply** Water outlets (hose bibs) should be located close to trash containers for Fire safety and sanitation purposes.
- j. **Landscaping:** The perimeter of the enclosure should be planted where practical with landscaping.

Figure 1. Trash/Recycling Enclosure Design



ALL FIGURES INCLUDE TWO 4 CUBIC YARD DUMPSTERS AND ONE 2 CUBIC YARD DUMPSTER. GREASE BARREL MEASURES 36" IN DIAMETER. DIMENSIONS TO INSIDE WALLS.

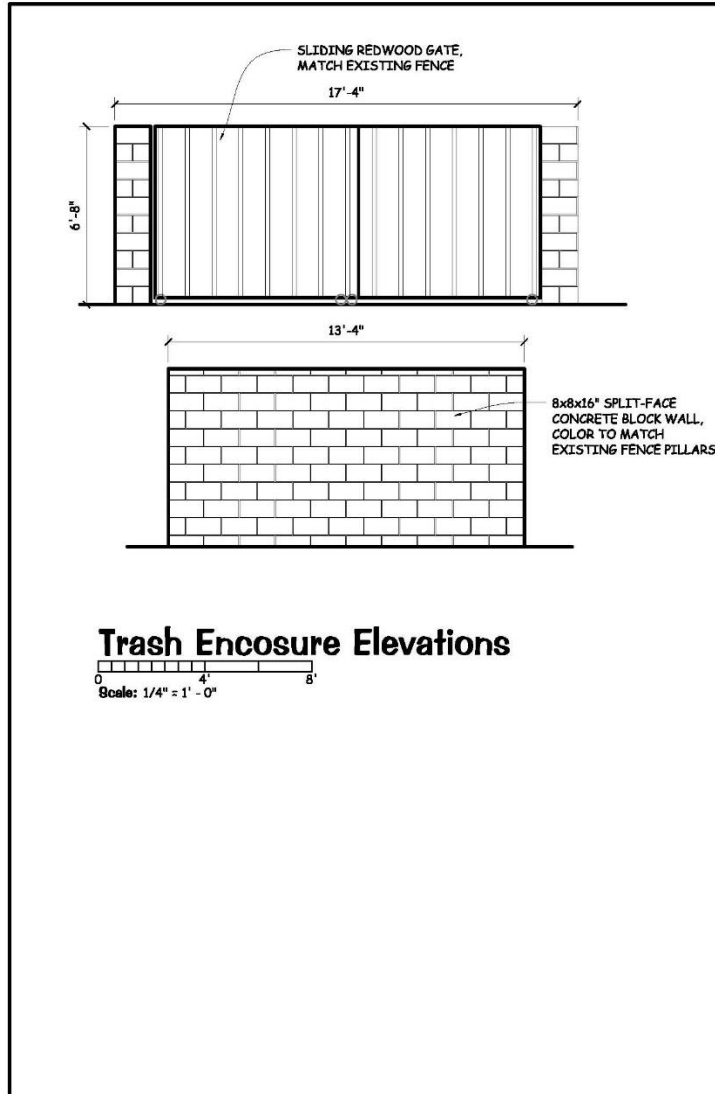


Exhibit F
City of Clearlake
Housing Design Standards
December 17, 2020

I. OVERVIEW:

a. Generally

Improvements on private properties for new housing in the City of Clearlake shall conform to these design standards and all requirements. These standards have been carried over from the City's previous Zoning Code and have been adopted as interim pending City adoption of updated standards and design guidelines which will then supersede these standards. These standards apply to new projects and changes or modifications to existing structures.

b. Exceptions to Standards

The standards presented in this document are minimum city requirements. Unless otherwise specified, or otherwise required by the Zoning Ordinance, the Director may allow variations to these standards due to existing conditions, physical constraints to the property such as topography, lot configuration or design limitations.

II. STANDARDS FOR ALL DWELLINGS

a. Building Width

All dwelling units shall be at least sixteen (15') feet in diameter or width (excluding eaves) except for accessory dwelling units (Section 18-19.320).

b. Foundation Systems

Buildings shall be attached to a permanent continuous concrete or masonry perimeter foundations. The under floor areas of buildings requiring curb walls shall be enclosed with siding material matching the building and shall be ventilated by openings of not less than one (1) square foot for each one hundred fifty (150) square feet of under floor area.

c. Building Siding Material

All buildings shall be designed so that exterior walls are wood, stucco, or masonry. Siding shall extend to the ground level (wood excluded) except that when a solid concrete or masonry perimeter foundation or curb wall is used, then siding need only extend one and one-half (1-1/2") inches below the top of the foundation or curb wall.

For existing foundations on mobile homes not installed on permanent foundations, skirting shall be installed and maintained in accordance with the following standards:

1. Skirting materials should have the same or similar appearance as the siding. Materials prohibited from use as skirting are: lattice work, unpainted wood or plywood, metal not having factory applied color coatings, Styrofoam, plastic, and corrugated fiberglass or metal.
2. The skirting shall extend to the ground level except that non-pressure treated wood siding cannot extend closer than six (6") inches to the ground and shall be connected to the ground by a concrete or pressure treated wood perimeter sill.

d. Roofing Design

1. All roofing materials shall be composition roofing, tile, shakes, shingles, or tar and gravel; or architectural metal roof sheathing with factory applied color coatings.
2. The slope of the main roof shall not be less than two (2") inches vertical rise for each twelve (12") inches of horizontal run.
3. All buildings shall have a perimeter roof overhang on all sides extending not less than twelve (12") inches measured from the vertical side of the home, not including rain gutters.

e. Stairs

Permanent stairs shall be installed for all exterior door openings prior to final building permit inspection.

f. Driveway Surfacing

All driveways and parking aprons in front of buildings, including garages shall be surfaced with asphaltic concrete or concrete (refer to City Parking and Driveway Standards).

g. Address Signs

All development shall have address signs in accordance with all federal state and local agency requirements

III. ADDITIONAL STANDARDS FOR MULTIPLE FAMILY RESIDENTIAL BUILDINGS

a. Impervious Surfaces

Maximum building and imperious surface coverage shall not exceed (80%) percent of the site (excluding public rights-of-ways).

b. Parking Location

Parking should be located behind the buildings, in the rear of the site or accessed from alleys or screened from view of the public street.

c. Front Building Setback

Front building setback walkways, driveways or other impervious surfaces shall not exceed (25%) percent of this setback area.

d. Building Orientation

Buildings should be oriented in a way to form interior courtyards and common spaces.

e. Visible Stairways

Open stairways should not be visible from the public street.

f. Architectural Features

The following Architectural features should be incorporated into the project design:

1. Balconies
2. Porches
3. Pitched roofs
4. Overhanging roofs with gabled ends
5. Dormers
6. Change in wall plane (pop-outs, projections, etc.) for buildings that exceed (24') feet in length.

g. Underground Utilities

All public utilities shall be installed underground, including electrical supply, telephone, street lighting, and cable TV. Common use TV antennas or cable TV shall be provided. Use of individual TV antennas is not permitted.

h. Laundry Facilities

Projects having ten (10) or more units shall provide a laundry building which provides for the washing and drying of clothes. This requirement may be waived if each unit with washer and dryer hook-up facilities.

Exhibit G
City of Clearlake
Accessory Structure Design Standards

I. Design Requirements for Residential Accessory Buildings.

- a. Residential accessory buildings shall comply with the following design standards:
 - 1. Design of the residential accessory buildings shall comply with the same housing standards as the primary dwelling for roofing materials, siding materials, roof pitch and roof overhang. The architectural design of the residential accessory building shall be consistent or compatible with that of the primary dwelling, as determined by the Planning Director.
 - 2. For two (2) story buildings, the stairway to the second floor shall be located inside the building.

II. Accessory Residence to a Commercial/Industrial Structure.

- a. The accessory residence shall be constructed concurrently with, or subsequent to, the construction of the commercial building and shall be an accessory use to the principal commercial building or use in terms of duration or size.
- b. The accessory residence must be provided with usable open private open space, in the form of an enclosed yard, decks, balconies, not including any required yard area, not less than one square foot usable open space for every two (2) square feet of residential space.
- c. Fire and vehicular access to the accessory residence of at least twelve (12') feet in width must be provided from a street or alley of a minimum width of twenty (20).
- d. The accessory residence must be provided with separate means of ingress and egress to the ground outside of the building when the accessory residence is an integral part of the business structure.
- e. The accessory residence shall comply with the development standards of the zoning district and applicable performance standards.
- f. One (1) parking space shall be provided for the exclusive use of the accessory residence in addition to the parking requirements of the commercial building or use.

III. Other Provisions.

- a.** No accessory structure or building shall be built or moved on to a lot prior to commencing construction of the primary building, except as provided in subsection III (a)(1). An accessory structure shall contribute to the lot coverage.
 - 1. Existing lots of record abutting Clear Lake and Cache Creek which are separate from the lot on which the principal residence or use is located, may have recreational accessory structures in accordance with the following subject to the approval of the Community Development Director. Such structures shall include boat ramps, docks, boathouses, garages, and one storage structure. These structures must be consistent in size and setback requirements as provided for in the applicable base zone. Sewer, water, electrical and/or other utility connections may be allowed at the discretion of the Community Development Director for purposes which are consistent with allowed uses pursuant to provisions of this section. Utilities for the purposes of residential occupancy are specifically prohibited.
- b.** Mobile homes or travel trailers cannot be used for accessory structures.
- c.** Eaves or overhangs of storage sheds shall not encroach within thirty (30") inches of an interior side or rear lot line.
- d.** Where chimneys, silos, cupolas, flag poles, monuments, gas storage holders, radio and other towers, water tanks, church steeples and similar structures and mechanical appurtenances are permitted in a district, height limits may be exceeded upon the securing of a conditional use permit.
- e.** The distance between a residential dwelling and livestock accessory structure shall be thirty-five (35') feet.

Attachment 7: Site Plan

