



PLANNING COMMISSION MEETING

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

Tuesday, June 22, 2021

6:00 PM

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

Furthermore, on March 17, 2020, Governor Newsom issued Executive Order N-29-20, which waives the mandate of public, in-person accessibility to Council meetings provided there are other means for the public to participate. Effective immediately and continuing only during the period in which state or local public health officials have imposed or recommended social distancing measures, the Clearlake Planning Commission meetings will be viewable via livestreaming on the City of Clearlake's YouTube Channel https://www.youtube.com/channel/UCTyifT_nKS-3woxEu1ilBXA and the public may participate through Zoom at the link listed below.

Balancing the health risks associated with COVID-19, while appreciating the public's right to conduct the people's business in a transparent and open manner, the City wants you to know that you can submit your comments and questions in writing for Planning Commission consideration by sending them to the Assistant Planner 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.

Beginning April 1st, 2021, the public may attend Planning Commission meetings in person. However, the Council Chambers will have limited capacity and attendees must adhere to masking and social distancing mandates. You may view the meeting live on YouTube at the City of Clearlake'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>.

AGENDA

Zoom Link: <https://clearlakeca.zoom.us/j/99680916202>

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.

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 COMMENT: *This is the time for any member of the public to address the Planning Commission on any matter not on the agenda that is within the subject matter jurisdiction of the Commission. **The Brown Act, with limited exceptions, does not allow the Commission or staff to discuss issues brought***

forth under Public Comment. *The Commission cannot take action on non-agenda items. Concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on each agenda item. Comments shall be limited to three (3) minutes per person.*

PUBLIC HEARING

1. Appeal AP 2021-01 of Administrative Use Permit AUP 2021-01 & Categorical Exemption, CE 2021-04
Recommended Action: Make a finding either motioning to deny Appeal application AP 2021-01 or approving Resolution PC 2021-16 for Administrative Use Permit AUP 2021-01, authorizing the installation of an oversized garage at 3006 Old Hwy 53, Clearlake, further described as assessor's parcel number 010-040-040-000.

CITY MANAGER AND COMMISSIONER REPORTS

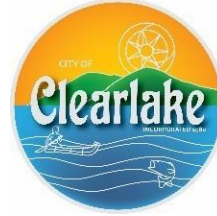
FUTURE AGENDA ITEMS

ADJOURNMENT

POSTED: June 18, 2021



Melissa Swanson, Administrative Services Director/City Clerk



**STAFF REPORT
CLEARLAKE PLANNING COMMISSION
For the Meeting of June 22, 2021**

To: Planning Commission
From: Community Development Department
Application File: Appeal AP 2021-01 of Administrative Use Permit AUP 2021-01 & Categorical Exemption, CE 2021-04

Subject: Oversized Accessory Structure

Data Summary

Location: 3006 Old Hwy 53, Clearlake CA 95422
Assessor's Parcel: 010-040-040-000
Property Owner: Jamie Fielden
Zoning Designation: RR – Rural Residential
General Plan: LDR – Low Density Residential

I. Situation/Project Description: Background: The applicant, Jamie Fielden, has requested the approval of an Administrative Use Permit, AUP 2021-01 in order to exceed the total allowed square footage for an accessory structure on their property located at 3006 Old Hwy 53 (equal to the total square footage of the primary structure: 1600 SF) and finding it exempt from environmental review. A duly noticed (in accordance with Clearlake Municipal Code Section 18-28.030) public hearing was held on Monday, April 26th at 10am, where - based on significant concerns from neighboring property owners and lack of corresponding participation from the applicant – the application was denied. Staff accepted the application for appeal of this decision on May 13th, 2021, six days after the deadline for submittal as described in Chapter 18-36.020 of the CMC.

II. Original Situation/Project Description: The applicant, Jamie Fielden, is requesting the approval of an Administrative Use Permit, AUP 2021-01 in order to exceed the total allowed square footage for an accessory structure on their property located at 3006 Old Hwy 53 (equal to the total square footage of the primary structure: 1600 SF). This approval - which can be conditioned upon request - would accommodate the installation of a new prefabricated garage approximately 3,000 square feet in size (factory coated metal with electric capabilities) for

personal storage purposes **only**. Any relevant agency approvals will be required prior to construction.

III. Public Comments: The project was circulated to various Federal, State and local agencies for review and no substantive comments were received. In addition, as required by Code, all properties within 300 feet of the project were notified of the request. We received one public comment from Thomas McNicholas concerning allowed uses and zoning (attached).

IV. Setting: The site is located just west of Highway 53, near the intersection of Rumsey Road and Old Highway 53. The proposed structure is to be located near the back of the parcel (see below)



V. Environmental Status: This Administrative Use Permit is exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b)(3) (Common Sense Exemption) and therefore does not require further environmental review. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. Future development of the site will be subject to additional environmental analysis.

VI. Recommendation: Make a finding either motioning to deny Appeal application AP 2021-01 or approving Resolution PC 2021-16 for Administrative Use Permit AUP 2021-01, authorizing the installation of an oversized garage at 3006 Old Hwy 53, Clearlake, further described as assessor's parcel number 010-040-040-000.

Attachments:

1. Sample Denial Motion
2. Approval Resolution and Conditions
3. Public Comments
4. Notice of Determination
5. Appeal Application and Support Materials
6. Additional Correspondence

Attachment 1: Sample Denial Motion

I move that the Planning Commission deny Appeal 2021-01 filed upon the Director's determination of Administrative Use Permit 2021-01, applied for by applicant Jamie Fielden on property located at 3006 Old Highway 53, Clearlake, further described as APN: 010-040-040-000 based on the finding that the proposed use could not be established and maintained without jeopardy to persons or property within or adjacent to the proposed site and without damage to the resources of the site and its surroundings, as required by Zoning Code Section 18-28.060.

Attachment 2: Approval Resolution

RESOLUTION No. PC 2021-16

**A Resolution of the Planning Commission of the
City of Clearlake Approving Appeal, AUP 2021-01, Administrative Use Permit AUP 2021-01
and Categorical Exemption, CE 2021-04 to allow the accessory square footage to exceed the
primary residence at 3006 Old Highway 53, APN: 010-040-040.**

WHEREAS, applicant Jamie Fielden applied for approval of an administrative use permit AUP 2021-01 to exceed the allowed square footage of an accessory structure in relation to the primary structure, accommodating the installation of a new garage in the RR, Rural Residential Zoning District located at 3006 Old Highway 53, Clearlake, APN 10-040-040; and

WHEREAS, this application AP 2021-01 appealing the determination of the Director of Administrative Use Permit AUP 2021-01, rendered on April 27, 2021, is in compliance of section 18-36 of the Zoning Code; and

WHEREAS, the Planning Commission, on June 22, 2021, concurred with the definition of residential accessory structures, which specifies the gross area of residential accessory structures shall not exceed that of the primary residence unless an administrative use permit is procured; and

WHEREAS, this administrative use permit application has been made in accordance with Section 18-28 of the Zoning Code; 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 15061 (b)(3) (Common Sense Exemption); and

WHEREAS, the appeal and administrative 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 section 18-28.030 the Municipal Code; and

WHEREAS, the General Plan designates the project site as "LDR" Low Density Residential. As conditioned, the proposed use would be consistent with the General Plan; and

WHEREAS, In accordance with Section 18-28 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; and

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 that the project is hereby approved, subject to the following conditions being satisfied (as described in Exhibit A).

PASSED AND ADOPTED on this 22nd day of June 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman, Planning Commission

ATTEST: _____
Deputy City Clerk, Planning Commission

Exhibit A: Conditions of Approval

**CITY OF CLEARLAKE
 APPEAL, AP 2021-01
 ADMINISTRATIVE USE PERMIT, AUP 2021-01
 CATERGORICAL EXEMPTION, CE 2021- 04**

**CONDITIONS OF APPROVAL
 JAMIE FIELDEN**

Pursuant to the approval of the **City of Clearlake's Planning Commission on June 22, 2021**, there is hereby granted to **Jamie Fielden an Administrative Use Permit, AUP 2021-01** with the following conditions of approval to allow the accessory square footage to exceed the primary residence **located at 3006 Old Highway 53; further described as assessor parcel number 010-040-040-000**, subject to the following terms and conditions of approval.

FINDINGS:

1. The project is consistent with the City of Clearlake's General Plan, and Municipal Code(s).
2. The project is exempt from California Environmental Quality Act (CEQA) pursuant to §15061 (b)(3) (Common Sense Exemption)
3. The project is compatible with surrounding land uses.
4. All required findings of the City of Clearlake Municipal Code(s) have been made.

GENERAL CONDITIONS OF APPROVAL:

1. The use hereby permitted shall substantially conform to the ***Site Plan(s), and Project Description*** and any conditions of approval imposed by the **Administrative Use Permit (AUP 2021-01)** and Review Authority as shown on the approved site plan for this action. **Dated April 26, 2021.**
2. 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.

3. Any conditions established pursuant to these regulations shall be met before the use is established, except that the Director, Planning Commission or on appeal, the City Council, may establish a schedule for certain conditions to be met after establishment of the use. Continuance of the use shall then be contingent on complying with the schedule for meeting deferred conditions.
4. 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.
5. If the subject parcel is on a **septic system and/or well**, the applicant shall bring four (4) site plans drawn to scale to the Lake County Environmental Health Department for review and approval **prior to submitting a Building Permit Application** with the City of Clearlake.
6. **Prior to building permit final**, the applicant shall meet all of the Lake County Fire Protection requirements.
7. **Prior to building permit final**, additional plan submittals to be met appropriate setbacks and/or buffering techniques such as fencing, walls, berms or landscaping along the rear property line immediately adjacent to parcels 010-040-020-000 & 010-040-030-000 to ensure appropriate visual screening from neighboring residential development.
8. **Prior to building permit final**, the applicant shall incorporate Best Management Practices (BMPs) consistent with City of Clearlake Municipal Code and the State Storm Water Drainage Regulations to the maximum extent practicable to protect the local watershed from runoff pollution, including neighboring parcels.
 - *Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. All BMP's shall be maintained for life of the project*
9. **No commercial activity is authorized by this permit.** No outdoor storage of vehicles or materials shall occur.
10. The structure shall not be used for residential occupancy.
11. The structure shall be fully enclosed on all sides and have a non-transparent roof (solid roof). There shall be no open breezeways/doorways.

12. All outdoor lighting shall be directed downward onto the project site and not onto adjacent properties. All lighting equipment must comply with the recommendations of www.darksky.org and all Federal, State and local agency requirements.

13. Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.

14. The applicant shall adhere to all Noise Requirements in Section 18-5.502 of the City of Clearlake Municipal Code.

15. The use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.

16. Should any human remains be encountered, the applicant shall notify the City of Clearlake Police Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5

17. The applicant shall permit the City of Clearlake or representative(s) or designee(s) to make periodic and/or annual inspections at any reasonable time deemed necessary to assure that the activity being performed under authority of this use permit is in accordance with the terms and conditions prescribed herein.

18. **If a structure 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.

19. **Upon written request received prior to the expiration of said use permit**, the Community Development Director may grant renewals of said 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 Director must make the findings required for initial approval.

ACCEPTANCE

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

Date: _____

Applicant or Authorized Agent Signature

Printed Name of Applicant or Authorized Agent

To be Completed by Authorized Staff Only:

Date of Project Approved: _____

Staff Name

Date

Attachment 3: Public Comments

Public Hearing

Nick McNicholas <lormac2@mchsi.com>

Sun 4/25/2021 11:04 PM

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

Cc: JoAnn Crouse <jocrouse1@sbcglobal.net>; realityworld@gmail.com <realityworld@gmail.com>

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.

Susanna Gutierrez

I am Thomas (Nick) McNicholas and I own the property at 3009 Old Hwy 53. I have been a resident of Clearlake since 1989 (32 years) and have own this property since 1991 (30 years)

Today (04/25/21) I received notice that there will be a public hearing on Monday (04/26/21 at 10:00am - I did not receive an agenda - Brown Act) centering on an application from Jaime Fielden (3006 Old Hwy 53).

I have questions and concerns

Questions:

- 1) What is the zoning of this area?
- 2) Can property owners have a business in this area?

Concerns:

Since the new tenants have taken possession of this property I have notice the following:

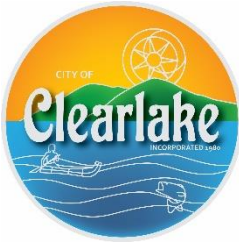
- 1) At any given time, I have counted 17 to 20 vehicles (cars/trucks/bus) and 5 or more trailers parked on the property.
- 2) At various times in the evenings, there will be an assortment of cars and/or motorcycles on the property (driveway) with the revving of engines - then the vehicle will leave (very loudly - can't believe that there are mufflers on the vehicles) - and they race down (north) Old Hwy 53 - and then back into the driveway - more working and revving -
- 3) There is a large white long bed truck park on the property - the driver has the front of the truck pointed toward my property - for some reason - a couple times a week in the late evenings the owner will start the truck with the lights on - and let it sit there - and even though I have blinds on my windows my living room lights up.
- 4) I have a concern that even if the applicant states that the "prefabricated metal garage" is for storage of these vehicles - I am concerned that they will bring in other vehicles to park on the property.
- 5) If this is a business - I am concerned about the traffic - which has grown since their occupancy.
- 6) I am concerned about the number of vehicles and what will happen to the land and water table with gas - oil - and grease spillages - I have a well

Finally, as a property owner - and this may be very selfish of me - however - I am very concerned the property value on my home in the future. I can only imagine what potential buyers will think when they see a used car lot or car repair shop across for this property.

I would like to have the opportunity to "attend this meeting" or at least "participate via ZOOM."

Thank yourealty

Attachment 4: Notice of Determination



**City of Clearlake
14050 Olympic Drive, Clearlake, California 95422
(707) 994-8201 Fax (707) 995-2653**

April 27, 2021

Jamie Fielden

Subject: Administrative Use Permit Application AUP 2021-01 for an oversized garage, in the Rural Residential (RR) District at 3006 Old Hwy 53, Clearlake, CA APN 010-040-040-000.

Dear Ms. Fielden,

A public hearing was held in consideration of your Administrative Use Permit application 2021-01, requesting to exceed the maximum square footage for an accessory structure, on Monday, April 26th at 10am in the City of Clearlake Council Chambers.

Based on significant concerns raised from neighboring property owners, which were unable to be discussed due to your lack of participation in the meeting, the Director of Community Development could not with certainty, 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. Decisions of the Director, as well as any subsequent conditions of approval or appeals, must be filed within 10 calendar days of the hearing in writing, no later than May 7th, 2021 at 5pm. The Director's decision shall be final unless appealed to the Planning Commission in accordance with Chapter 18-36 of the Clearlake Municipal Code, subject to additional fees.

Please contact this office should you have any questions or if we can be of further assistance.

Sincerely,

Alan Flora
City Manager

cc: Mark Roberts, Senior Planner
Susanna Gutierrez, Assistant Planner
Dave Deakins, Building Official

Attachment 5: Appeal Application

AP 2021-01

City of Clearlake
14050 Olympic Drive, Clearlake, California 95422
(707) 994-8201 Fax (707) 995-2653

(Please type or print)
Planning Application
Use Permit
Project Name: oversized garage
Assessor's Parcel #: 010-040-040-000

INITIAL FEES:	
Admin Permit	<u>880</u>
Use Permit	
CEQA	
Receipt #	
Received By	
Date	<u>5-13-2021</u>

APPLICANT:

NAME: Jamie Feldon
MAILING ADDRESS: 3006 Old Hwy 53
CITY: Clearlake
STATE: CA ZIP: 95422
PRIMARY PHONE: 707 350 4130
EMAIL: communityandpartnershipservices@yahoo.com
SIGNATURE: [Signature]

I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

PROPERTY OWNER (IF NOT APPLICANT):

NAME: _____
MAILING ADDRESS: _____
CITY: _____
STATE: _____ ZIP: _____
PRIMARY PHONE: () _____
EMAIL: _____
SIGNATURE: _____

I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

PROJECT LOCATION:

ADDRESS: 3006 Old Hwy 53
PROPERTY SIZE: 1.87 acres
PRESENT USE OF LAND: Home
WATER SUPPLY: well
SEWER/SEPTIC: septic
FLOOD ZONE: n/a

OFFICE ONLY:

ZONING: _____
GENERAL PLAN: _____
APPROVED: _____ DATE: _____
RELATED FILES: _____
NOTES: Appeal as Admin not to
PC

DESCRIPTION OF PROJECT:

see attachment

RECEIVED

MAY 13 2021

CITY OF CLEARLAKE



City of Clearlake
Community Development Dept.
14050 Olympic Drive
Clearlake, CA 95422

Samuel Folds
Applicant Name

APN: 010-040-040-000

Date: 5-13-21

SITE PLAN CHECKLIST

- ☒ 1. A North arrow and Scale of drawing.
- ☒ 2. The site address and Assessor's Parcel Number (APN).
- ☒ 3. Lot dimensions and boundaries, including the total area of the property in square feet or acres, and drawn to a measurable scale.
- ☒ 4. Location, function, height and size of all existing and proposed structures (including walls and fences) on the property. Include gross and net floor area for all commercial and multi-unit development.
- ☒ 5. Location of driveways and required parking areas. Describe materials of construction of driveways and parking.
- ☒ 6. Distance from proposed and existing structures to property lines, and to centerline of street or alley. Distance between principal and accessory buildings and structures. Include any established building setback lines.
- ☒ 7. Adjacent right(s)-of-ways including street names, route numbers, width of right-of-way, existing centerline and existing surfacing. Drive through lanes with directional arrows, if applicable
- ☒ 8. Location and nature of all existing and proposed public and private easements.
- ☒ 9. Location of wells or statement that the property is to be served by public water. Location of watercourses. Location and direction of slope and/or drainage facilities.
- ☒ 10. Location of septic tanks and leach fields including expansion area or statement that the property is to be served by public sewer. If a septic system is existing or proposed the two (2) site plans MUST be approved by the Lake County Environmental Health Division prior to plan submittal.
- ☒ 11. Two (2) copies of the site plan no smaller than 11"x17" are required.
- ☒ 12. Existing Trees or Shrubs to be removed, and any proposed landscaping. Any other data as may be required by the Planning Division.
- ☒ 13. Site Topography is required to complete Application Review.

SEE REVERSE SIDE FOR SAMPLE OF SITE PLAN

RECEIVED

MAY 13 2021

CITY OF CLEARLAKE

We are requesting an appeal of the denial of permit because we did not receive notice of the hearing date and time. The notice sent to us was to a mailing address listed with the county recorders that was not current even though we had updated it. The mailing address on our application was not used and so we were not in attendance to answer the questions of our neighbors and therefore denied. We have been attempting get this permit since October 2020 But the city planner stated that we needed to have a admin permit due to the accessory building versus living space however this form did not exist and needed to be created.

The description of this project is a a oversize garage 40x 50 x15 l beam steel building that is the same color scheme as the house and barn white with black and galvanized metal trim. The building will have a fence around it, the building will have lighting inside and motion detecting lights outside that will be facing the ground and not shine towards the road. The building is 400 feet away from the street and at least 100 hundred feet from any neighbor. The noise from the garage would not have any impact any different than any other car/garage except that it is farther away for our other neighbors. The hours of operation are the same as any use of any other garage used for your garage only bigger for storage for a larger collection. We will be ensuring that by 10 pm the noise ordinance is followed and rolling down the doors if continuing to work in the garage. The garage will house six cars and behind the fence there may be 3-4 cars. All our vehicles are registered, insured or non-op unless the car is for a current project that will be temporary until the parts are removed then that car will be removed. In total we own 20 vehicles, 5 dirt bikes, 2 boats, 3 street bikes, 2 side by sides, a sling shot, 2 trailers, two enclosed trailers, and 1 fifth wheel, and a tractor. We do not want them parked in the yard, lined up like a ugly eye sore, were want to put them behind a fence and the expensive cars in a shop to store them. We do not want to work on our jet boat in the drive way where it is extremely loud but rather 400 feet from the street and far away from our neighbors in a enclosed area to manage the sound and conditions. This is to benefit us as well as our neighbors.

The building will be on concrete slab foundation and per code, please see attachments.

The purpose of the garage is to use it to store and maintain our rather large personal car, boat,

and bike collection. Our vehicles are older and have expensive paint jobs. The weather is rough on the paint, we are worried about vandalism, we also would like to combine all of our vehicles in one location our home. We currently have several storages and garages and it is the reason we located to a larger property. The garage is not for a business purpose and there will not be anyone working for pay. We both have jobs located outside of our home. We will attend in person the meeting regarding this permit should the appeal be successful. The issues brought before in the original meeting was about our traffic to our home. My mother in law was on hospice and sent home to pass November in 2020. We have had a lot of family coming to say their good byes but January she was taken off Hospice and is now has home health and entire health team to come help her. The vehicles here are not altered and all have mufflers and as far as the traffic we do not have bikes racing down and around Old Hwy. I have a business on the other corner and the car traffic and bike traffic is existing. All the other concerns have been addressed in this in this request.

Thank you for your consideration.- Jamie Fielden

GENERAL STEEL CORPORATION - WHOLESALE STEEL BUILDING QUOTE

ACCREDITED
BUSINESSA+
RATING

Quote Date: 12/8/2020 14:18

Quote Expires: Call for Details



"If you need space, you need the General!"

SOLD TO:	
CUSTOMER INFORMATION	
Name:	Bobby Gilbert
Company:	
Phone: (707) 348-8068	Fax:
Cell:	Email:

BUILDING INFORMATION:	
Width:	50
Length:	60
Height:	14
Roof Pitch:	1:12

SHIP TO:	
SHIPPING INFORMATION	
Address:	
City:	Clear Lake
County:	State: CA
Zip:	Country: United States

BUILDING CODES:	
Code:	CA19
Frame:	C
Wind:	116
Snow:	20

QTY	ITEMS & FEATURES	PRICE
X	Engineered w/ Solid I-Beam Construction for Optimum Strength	INCL
X	A-325 and A-307 High Strength ASTM Bolts	INCL
X	Die Cast Pre-Formed Ridge Caps	INCL
X	Self Drilling and Self Tapping Screws	INCL
X	Submerged Arc Welded Frames for More Secure Welds	INCL
X	Oversize Fasteners w/ Pre-Assembled Neoprene Washers for added Weather Tightness	INCL
X	Long Overlap on Girts and Purlins for added Weather Tightness	INCL
X	All Primary & Secondary Framing, Siding, Roofing, & Hardware	INCL
X	Engineering Certification	INCL
X	50 YEAR STRUCTURAL WARRANTY	INCL
X	ASQC Certification Insuring 100% Accuracy of Pre-Cuts, Pre-Welds, and Pre-Drillings	INCL
X	40 year Warranty on Sheet Metal Coating	INCL
X	28 gauge Roof Sheeting - 88,000psi High Tensile Strength	INCL
X	28 gauge Wall Sheeting - 88,000psi High Tensile Strength	INCL
X	Clear Span	INCL
X	Sculpted Trim Package Upgrade	INCL
X	Anchor Bolt Setting Plans	INCL
X	Full Erection Drawings	INCL
X	3 sets of Engineer Stamped & Sealed Engineering Drawings	INCL
X	Weather-Stripping Including Maric Sealant on Roof for Superior Weather-Tightness	INCL
X	All Necessary Hardware to Erect Building (Anchor Bolts By Others)	INCL
X	FREE Dedicated Project Coordinator for Project Assistance	INCL
X	Quality Building Designed in Accordance with MBMA (Metal Building Manufacturers Association)	INCL
3	10x12 Heavy Duty Sectional Doors	INCL
2	3x7 Heavy Duty Walk-In Doors	INCL
X	N/A	INCL
X	N/A	INCL
X	N/A	INCL
X	N/A	INCL

NOTES:

Building Price	\$ 34,822.00
Private Freight	N/A
Consolidated Freight INCLUDED	INCLUDED
C.P.U.	N/A
Customer Pick Up	N/A
Tax	TBD
When Applicable May Be Added	
Total Price	\$ 34,822.00
Deposit	\$ 7,000.00
Balance Due Upon Delivery	\$ 27,822.00

General Steel Corporation | 16635 Brantford Road | Littleton, CO | PH: 1-800-636-6124 | FAX: 303-944-4561 | [Email: Sales@GeneralSteel.com](mailto:Sales@GeneralSteel.com)Representative: Colin McKee Phone: 800-406-5126 Ext: 4827 Email: colin.mckee@generalsteel.com

*Unless expressly provided above, the price agreed herein is for one main structure only, roof, and sheeted sidewalls, and specifically excludes any accessories items including but not limited to: doors, windows, insulation, purlins, framed eave-lines, foundation systems, engineered modifications, building and site modifications, or any other service.

CUSTOMER:

Bobby Gilbert
Clear Lake, CA

CONTRACTOR:

GSC Independent Authorized Builder



Erect/Concrete: 40x50x15 – SALE Pre-engineered steel building by General Steel Corporation

ESTIMATE

Per GSC Authorized Independent Builder (contractor) agrees to erect (1) 40x50x15 pre-engineered steel building (must be supplied by General Steel) with (2) 12x12 sectional doors w/framed openings and (2) 3070 walk doors; form and pour slab, piers, and set anchor bolts. *No site work or gravel included in estimate.*

Building to be purchased directly from General Steel.

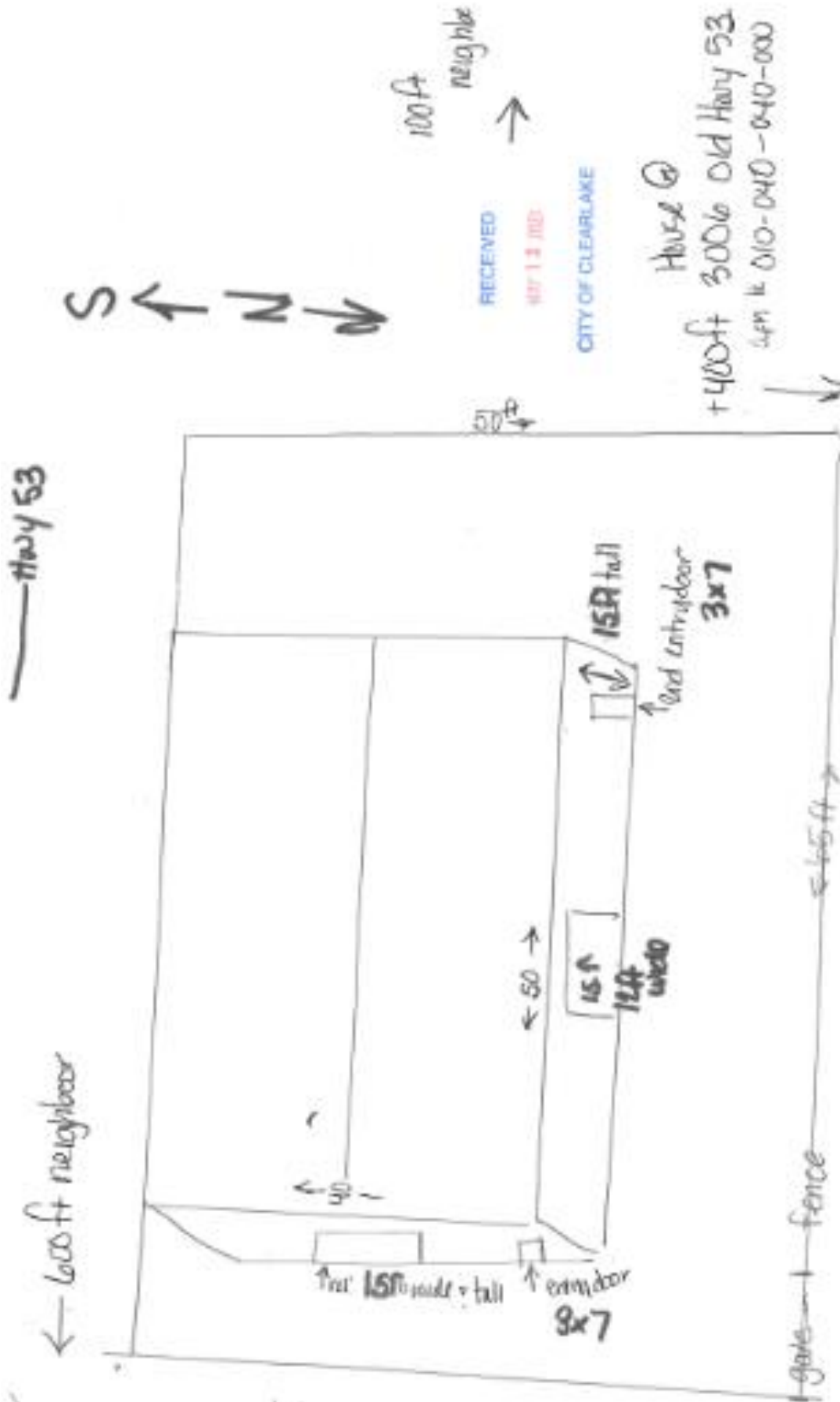
Price: erection labor and equipment, concrete material, labor, and equipment budget: \$42,235.00

**Preliminary budgetary pricing only based on construction costs at time of build. Must have review of site conditions and engineered drawings/foundation drawings.*

Construction contract is between Independent Authorized Builder and Customer. General Steel is not responsible for construction related items. Customer may have its own contractor provide concrete and erection for building.

***Estimate only valid while there are openings in the schedule; check for availability due to schedules filling quickly.**





Attachment 6: Additional Correspondence

Firefox

<https://outlook.office365.com/mail/id/AAQkADIIYTEXODQ4LWE0O...>**Fw: Administrative Use Permit Application**Susanna Amaro-Gutierrez <sgutierrez@clearlake.ca.us>

Wed 4/21/2021 11:08 AM

To: jmeln@gmail.com <jmeln@gmail.com>

Susanna Amaro-Gutierrez

Assistant Planner

City of Clearlake

14050 Olympic Drive

Clearlake, CA 95422

[\(707\) 994-8201](tel:(707)994-8201) ext: 103

From: Susanna Amaro-Gutierrez**Sent:** Tuesday, April 20, 2021 1:01 PM**To:** Jamie Fielden <capdirector2016@gmail.com>**Cc:** Mark Roberts <mroberts@clearlake.ca.us>; Alan Flora <aflora@clearlake.ca.us>**Subject:** Administrative Use Permit Application

Good Afternoon,

I received your voicemail and I wanted to send a quick follow up on your permit application. We haven't received any agency comments yet and have set a date for the public hearing (Monday, April 26th, 2021), which will be noticed five days in advance, no later than 4/21/2021 (CMC 18-28.030).

Best,



Susanna Amaro-Gutierrez

Assistant Planner

City of Clearlake

14050 Olympic Drive

Clearlake, CA 95422

[\(707\) 994-8201](tel:(707)994-8201) ext: 103

Firefox

<https://outlook.office365.com/mail/id/AAQkADIIYTEXODQ4LWE0O...>

Notice of Administrative Public Hearing

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

Tue 4/20/2021 3:45 PM

To: elarson@lakeconews.com <elarson@lakeconews.com>

Cc: elarson@lakeconews.com <elarson@lakeconews.com>

1 attachments (18 KB)

Legal Admin Notice.docx

Hi Elizabeth,

Can you please post this by 4/21/20? To clarify, this is for an administrative use permit (newly created, similar to the County's minor use permit) and only requires a 5 day legal notice (as opposed to CC or PC 10 day noticing).

Thanks!



Susanna Amaro-Gutierrez

Assistant Planner

City of Clearlake

14050 Olympic Drive

Clearlake, CA 95422

[\(707\) 994-8201](tel:(707)994-8201) ext: 103

ALFREDO E DIAZ
3012 OLD HIGHWAY 53
CLEARLAKE CA 95422

OMAR V & JESSICA L ARAYA
3008 OLD HIGHWAY 53
CLEARLAKE CA 95422

JAMIE L FIELDEN
P O BOX 6502
CLEARLAKE CA 95422

FIRST ASSEMBLY OF GOD THE
P O BOX 627
CLEARLAKE CA 95422

JAMES ALLEN & TANYA R
BIASOTTI
3025 SYLVIA CT
CLEARLAKE CA 95422

ARTHUR & SUZANNE MARSH
2950 MYRTLE LANE #3
CLEARLAKE CA 95422

THOMAS J & CROUSE JOANN
MCNICHOLAS
P.O.BOX 2
LOWER LAKE CA 95457

KIMBERLY P WARREN
16031 44TH AVENUE
CLEARLAKE CA 95422

FIRST ASSEMBLY OF GOD
P O BOX 627
CLEARLAKE CA 95422

JAMES ALLEN & TANYA R
BIASOTTI
3025 SYLVIA CT
CLEARLAKE CA 95422

FW: Administrative Use Permit 2021-01 - Appeal Submittal

Mark Roberts <mroberts@clearlake.ca.us>

Tue 5/11/2021 1:11 PM

To: communityandpartnershipservices@yahoo.com <communityandpartnershipservices@yahoo.com>; capsdirector2016@gmail.com <capsdirector2016@gmail.com>

Cc: Alan Flora <aflora@clearlake.ca.us>; Susanna Amaro-Gutierrez <sgutierrez@clearlake.ca.us>; Justin Sturgill <jsturgill@clearlake.ca.us>

2 attachments (533 KB)

Master Planning Application.pdf; 2020 Site Plan Checklist Handout (1).pdf;

Hi Jamie,

I hope you are well and thank you for coming in on Monday, May 10th, 2021 regarding submitting your appeal application before the Planning Commission. After further consideration, the City has determine you may submit your appeal beyond the required deadline of Friday, May 7, 2021. **We have extended the submittal date to, no later than 5:00PM on Thursday, May 13, 2021. Please note, as indicated in the email below, your appeal application must include the following information:**

1. Appeal Application and associated Fee of \$880
2. Detailed reason for the appeal
3. Description of proposed use (car storage, type of uses that will occur? - hours of operation? number of cars? adding more vehicles than existing? outdoor storage?)
4. Lighting/noise Mitigation Plan
5. Building/Construction Details with dimensions
6. Site plan drawn to scale (Refer to Site Plan Checklist for details)
7. Proposed color templates for structure
8. Foundation details (if any).

If you have any questions, please let me know.

Sincerely,

Mark Roberts



Mark Roberts | Senior Planner
City of Clearlake
14050 Olympic Drive | Clearlake, CA 95422
707-994-8201



Jamie Fielden <communityandpartnershipservices@yahoo.com>



Tue 4/27/2021 3:15 PM

To: Susanna Amaro-Gutierrez + 1 other

Cc: Mark Roberts; Alan Flora; Justin Sturgill

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 would like to move forward with the appeal. I was told that I would get a notice in the mail and that it was mailed to my old mailing address not the unknowing address submitted with my permit. I wrote down the date and time but it was incorrect. When I tried to log on to attend the meeting it had already happened. Per our conversation I would like to see the comments and file for an appeal which I'm not sure how to go about but Susanna had said she would send me the information. Thank you