



PLANNING COMMISSION REGULAR MEETING

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

Tuesday, April 21, 2026

6:00 PM

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 will not be allowed to provide verbal comment during the meeting if attending via Zoom. The public can submit comments in writing for Commission consideration by commenting via the Q&A function in the Zoom platform or by sending comments to the Administrative Services Director/City Clerk at mswanson@clearlake.ca.us. To give the Commission adequate time to review your comments, you must submit your written emailed comments prior to 4:00 p.m. on the day of the meeting.

AGENDA

MEETING PROCEDURES: *All items on agenda will be open for public comments before final action is taken. Citizens wishing to introduce written material into the record at the public meeting on any item are requested to provide a copy of the written material to the Administrative Services Director/City Clerk prior to the meeting date so that the material may be distributed to the Planning Commission prior to the meeting. Speakers must restrict comments to the item as it appears on the agenda and stay within a three minutes time limit. The Mayor has the discretion of limiting the total discussion time for an item.*

Pursuant to Senate Bill 1100 and the City Council Norms and Procedures, any member of the public making personal, impertinent, and/or slanderous or profane remarks, or who becomes boisterous or belligerent while addressing the Commission, staff or general public, or while attending the Planning Commission meeting and refuses to come to order at the direction of the Presiding Officer, shall be removed from the Council Chambers or the Zoom by the sergeant-at-arms or the City Clerk and may be barred from further attendance before the Commission during that meeting. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations shall not be permitted by the Presiding Officer. The Presiding Officer may direct the sergeant-at-arms to remove such offenders from the room.

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.

Zoom Link:

Join from PC, Mac, iPad, or Android:

<https://clearlakeca.zoom.us/j/89911897964?pwd=QoSvUhiAbRWjqmJP6FGDDqz4ulOrU5.1>

Passcode:282141

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. ADOPTION OF THE AGENDA *(This is the time for agenda modifications.)*

D. 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 City. **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.*

E. CONSENT AGENDA: *All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one motion. There will be no separate discussion of these items unless a member of the Commission requests otherwise, or if staff has requested a change under Adoption of the Agenda, in which case the item will be removed for separate consideration. Any item so removed will be taken up following the motion to approve the Consent Agenda.*

1. Minutes

Recommended Action: Receive and file

F. PUBLIC HEARING

2. Discussion and Consideration of Conditional Use Permit, CUP 2026-04 to allow the expansion of the Hope Center located at 3400 Emerson Street, Clearlake, CA.

Recommended Action: Adopt Resolution PC 2026-06

G. BUSINESS

3. Appointment of the 2026 Chair/Vice Chair

Recommended Action: By voice vote, nominate and appoint the 2026 Chair and Vice Chair

H. CITY MANAGER AND COMMISSIONER REPORTS

I. FUTURE AGENDA ITEMS

J. ADJOURNMENT

POSTED: April 17, 2026

BY:



Melissa Swanson, City Clerk



**CITY PLANNING COMMISSION
REGULAR MEETING**

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

Tuesday, April 07, 2026

6:00 PM

MINUTES

A. ROLL CALL

Present:

Chair Fawn Williams

Vice Chair Jack Smalley

Commissioner Ray Silva

Commissioner Chris Inglis

Absent:

Commissioner Derek Counts

B. PLEDGE OF ALLEGIANCE

C. ADOPTION OF THE AGENDA

There were no changes to the agenda.

D. PUBLIC COMMENT

There was no public comment.

E. PUBLIC HEARING

1. Discussion and Consideration of Conditional Use Permit, CUP 2026-01 to allow an auto body repair facility located at 14915 Olympic Drive, Units G and O, Clearlake, CA 95422
Recommended Action: Adopt Resolution PC 2026-01

Associate Planner Taylor gave the staff report.

Mike Newdow stated a correction to the PowerPoint.

Motion made by Commissioner Inglis and seconded by Vice Chair Smalley to adopt Resolution No. 2026-01. Motion passed with a unanimous roll call vote, with Commissioner Counts absent.

2. Discussion and Consideration of Conditional Use Permit, CUP 2026-02 to allow the development and operations of a drive up recycle center for California CRV materials located at 2450 Ogulin Canyon Road, Clearlake, CA.
Recommended Action: Adopt Resolution PC 2026-02

Senior Planner Roberts gave the staff report.

Mike Newdow spoke regarding safety of the project and traffic issues.

Motion made by Commissioner Inglis and seconded by Commissioner Silva to adopt Resolution No. 2026-02. Motion passed with unanimous roll call vote, with Commissioner Counts absent.

F. CITY MANAGER AND COMMISSIONER REPORTS

G. FUTURE AGENDA ITEMS

H. ADJOURNMENT

The meeting was adjourned at 6:39 pm



Melissa Swanson, Administrative Services Director/City Clerk



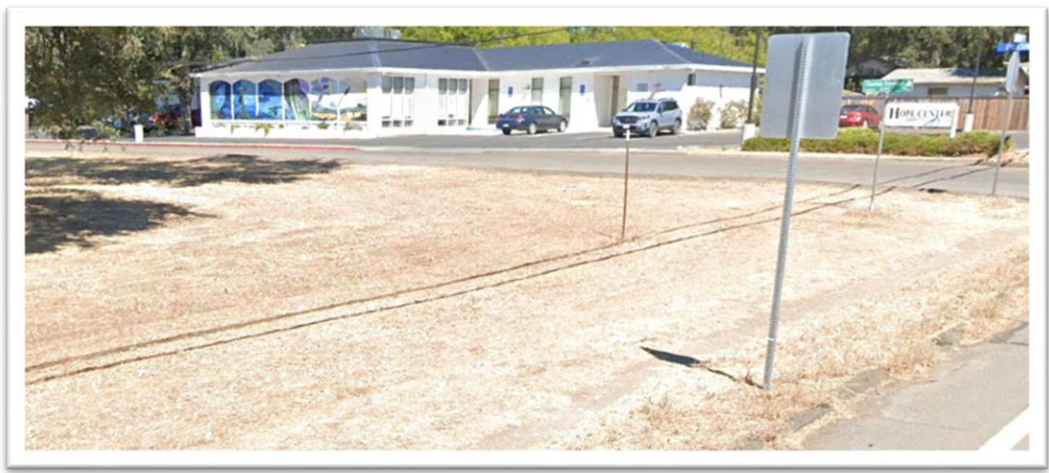
City of Clearlake Planning Commission

STAFF REPORT	
Subject: Conditional Use Permit, CUP 2026-04 Categorical Exemption, CE 2026-04	Meeting Date: April 21, 2026 6:00PM
Submitted By: Mark Roberts – Senior Planner	
Report Purpose <input checked="" type="checkbox"/> Action Item <input type="checkbox"/> Discussion <input type="checkbox"/> Information Only	
Applicant(s): Adventist Health Clearlake Hospital	
Property Owner: Adventist Health Clearlake Hospital	
Location: 3400 Emerson Street, Clearlake, CA 95422 (APN: 039-495-17)	

What is Being Asked of The Planning Commission:

The Planning Commission is being asked to consider Conditional Use Permit, CUP 2026-04, and corresponding environmental filing, Categorical Exemption, CE 2026-04 to allow the expansion of the Hope Center located at 3400 Emerson Street, Clearlake, California 95422, further described as Assessors Parcels Number 039-495-17.





PROJECT SUMMARY:

The applicant is requesting approval of a Conditional Use Permit to allow the modification of a previously approved use (Use Permit, UP 15-18), which authorized the conversion of an existing 6,100 square foot office building into a 20-bed Medical Support Residential Care Facility. The facility provides recuperative care and supportive services for individuals experiencing housing instability, as well as those recovering from an illness or injury but do not require hospitalization.

The proposed project would expand the existing structure by approximately 7,000 square feet (*would align with the existing one-story structure*), resulting in a total building area of 13,100 square feet. The expansion would create an additional 15 dual-occupancy bedrooms (*30 additional onsite residents*), 10 administrative offices, a community room, a dining area, a commercial kitchen with cold storage, restrooms, meeting rooms, and a reception/registration lobby. The facility would continue to operate 24 hours a day, seven days a week, typically consisting of three (3) shifts per day with six to eight employees per shift.

The existing operation currently has approximately 24 onsite parking spaces. However, the proposed expansion will reduce the total number of parking spaces to 19 and under the current parking standards, the use would require one parking space per three beds, in addition to one space per 250 square feet of office area. However, based on discussions with the applicant and a review of historical operations, it has been determined that approximately 95% of clients do not have/own a vehicle. Given this operational characteristic, staff determined that the proposed parking is adequate to accommodate the operation.

AGENCY REVIEW:

A Request for Review (RFR) was distributed via email on March 3rd, 2026, to all applicable Federal, State and local agencies. Departments were asked to provide comments no later than March 20th, 2026. During the review period, the city received the following comments. (*Refer to Attachment 2 for details*).

- *Lake County Fire Protection District*
- *Lake County Assessor/Recorders Office*
- *Highlands Water District*

No Adverse comments were received. Conditions of Approval have been incorporated to adhere to all applicable Federal, State and local agency requirements.

ZONING AND GENERAL PLAN CONSISTENCY:

Zoning Regulations: In accordance with Section 18-18.040 (*Residential, Agricultural & Institutional Uses – Table 5*) of the City Municipal Code, “Residential Care Facility – Large” and “Walk in Clinics” are allowed upon securing a Conditional Use Permit (CUP) and are defined as follows.

- *Residential Care Facility - Large: Any state-licensed family/group home, and/or similar facility providing 24-hour non-medical care for more than six persons in need of personal services, supervision or assistance for sustaining the activities of daily living or for the protection of the individual.*
- *Walk in Clinic: A medical facility that accepts patients on a walk-in basis and typically no appointment is necessary.*

General Plan: The existing operation is consistent with the City of Clearlake 2040 General Plan, as it supports key economic development goals by generating employment opportunities and enhancing access to healthcare services, as well as health-related and supportive educational resources. The existing operation and proposed modifications are consistent with applicable provisions of the City Municipal Code.

ENVIRONMENTAL REVIEW (CEQA):

The California Environmental Quality Act (CEQA) requires public agencies to evaluate the potential environmental impacts of discretionary land use approvals. Based on review of the application material, agency comments, and the project’s location within an urbanized area, staff has determined that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines, Title 14, Division 6, Chapter 3, Section 15303 (Class 3 – New Construction or Conversion of Small Structures). The Class 3 exemption applies to projects involving the construction and/or installation of small structures, including limited new development within urbanized areas. The proposed project qualifies for this exemption as it consists of new construction and/or additions totaling less than 10,000 square feet. Based on the above findings, the project is exempt from further environmental review under CEQA.

LEGAL NOTICE & PUBLIC COMMENT:

The public hearing was noticed at least ten (10) days in advance through an electronic publication of the Lake County Record-Bee on *Saturday, April 11th, 2026*, posted in the City Bulletin Board and notices were mailed via USPS to all property owners within a 300-foot radius of the subject parcel in accordance with the Clearlake Municipal Code. *(All mailing addresses were obtained from the electronic database maintained by the Lake County Assessor's Office)*

MOTION/OPTIONS:

1. Move to Adopt Resolution PC 2026-06, A Resolution of the Planning Commission of the City of Clearlake Approving Conditional Use Permit, CUP 2026-04 & Categorical Exemption, CE 2026-04 to allow the expansion of the Hope Center located at 3400 Emerson Street, Clearlake, California 95422 (APN: 039-495-17).
2. Move to Deny Resolution PC 2026-06, and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate directions to staff.

ATTACHMENTS:

- 1) Submitted Application
- 2) Existing & Proposed Expansion Plans
- 3) Agency Comments
- 4) PC Resolution 2026-06
- 5) Conditions of Approval – Exhibit A
- 6) October 16, 2018, Staff Report Packet



City of Clearlake

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

Planning Application Conditional Use Permit & CEQA Categorical Exemption

OFFICE USE ONLY

Section F, Item 2.

Conditional Use Permit Fee	106	\$1,000.00
Categorical Exemption Fee	106	\$150.00
General Plan Maintenance Fee	226	\$25.00
Technology Fee (2%)	225	\$23.50
County Clerk Processing Fee for CE/MND (County Requirement)	251	\$50.00
Subtotal		\$1,248.50
3% CC/DC Processing Fee (\$37.46)		
Total		
Date:	2-24-26	
Receipt Number:	R00010866	
File Number:	CUP 20 26 -- 03	
	CE 20 26 03	

APPLICANT

NAME: Ronni Duncan
 MAILING ADDRESS: 15090 Lakeshore Drive Unit E
 CITY: Clearlake
 STATE: California ZIP CODE: 95422
 PRIMARY PHONE: (707) 995-4415
 EMAIL: duncanr1@ah.org
 SIGNATURE: Ronni Duncan

I declare under penalty of perjury that I am the owner of said property or have written authority from the property owner to file this application. I certify that all 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: Adventist Health Clearlake Hospital - Richard Riter (FO)
 MAILING ADDRESS: 15630 18th Ave
 CITY: Clearlake
 STATE: California ZIP CODE: 95422
 PRIMARY PHONE: (707) 467-5351
 EMAIL: riterr@ah.org
 SIGNATURE: [Signature]

I declare under penalty of perjury that I am the owner of said property or have written authority from the property owner to file this application. I certify that all 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: 3400 Emerson
 ASSESSOR PARCEL NUMBERS: 039-495-170-000
 PRESENT USE OF LAND: Interim housing facility
 WATER SUPPLY: PUBLIC GROUNDWATER WELL
 SANITATION: PUBLIC SEWER SEPTIC SYSTEM
 FLOOD ZONE: N/A

OFFICE USE ONLY

ZONING DISTRICT: _____
 GENERAL PLAN DESIGNATION: _____
 RELATED FILE NUMBERS: _____
 NOTES: _____
 APPROVED: _____ DATE: _____

DESCRIPTION OF PROJECT (Attach Additional Pages if Necessary)

Adventist Health Clearlake Hospital is expanding their Hope Center building and services provided at 3400 Emerson. The existing building is 5,900 s.f. that houses a 21-bed interim housing and recuperative care facility for the unhoused. The building will be expanded with a 7,000 s.f. single story addition which will add 15 dual occupancy bedrooms and all required support spaces along with ten (10) new offices, a new community room, dining room, kitchen cold storage, restrooms, meeting spaces and a new registration and lobby. Site improvements will include new diagonal parking along Emerson, new/upgraded ADA parking and accessible path of travel, new sidewalk along Olympic, new fully enclosed trash enclosure and landscaping. The services provided will remain the same with expanded capacity of thirty (30) additional beds, ten (10) new offices for clinicians and social workers, kitchen cold storage which will allow expansion of onsite meal prep.

Supplemental Data for Use Permit

Please answer the following questions as thoroughly as possible. If questions do not apply to your project, please provide an explanation of why. Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CITY OF CLEARLAKE - PLANNING DIVISION.**

Description of objective of project and its operational characteristics:

Type of Business: Transitional Housing and Medical Recuperative Care

Product or service provided: Shelter, Case Management, Meals

Hours of operation: 24 Hours Days of operation: 7

Number of shifts (normal): 3 Number of shifts (peak): 3.5

Employees per shift (normal): 6 Employees per shift (peak): 8

Number of deliveries per day: 1 Number of customer per day: 50

Number of pick-ups per day: 1 Lot size: .59 acres (25,700 s.f.)

Number and type of company Vehicles: 0 Type of loading facilities: N/A

Floor area of existing structures: 5,900 Proposed building floor area: 13,900

Number of existing parking spaces: 24 Number of proposed parking spaces: 19

Number of floors: one (1)

Additional relevant information: We are requesting a reduction in the number of parking spaces because it is rare

for the clients to drive to this site, 95% plus are walk-ins with no vehicles.

Supplemental Data Continued)

When do you anticipate starting construction?

May/June 2026

How long will construction take?

12-14 months

What days/times will construction occur?

Monday - Friday 7:00 am to 4:00 pm

What type of construction equipment will be used?

Standard construction equipment for a single story wood framed structure, concrete slab on grade with wood trusses.

How many truck/vehicle trips will be necessary for construction?

To be Determined.

Will equipment be idling during construction?

Not typically. Possibly during the concrete pour days for the slab.

Where will construction equipment be staged/stored?

Onsite

Will any trees or vegetation be removed? If yes, please provide type and amounts.

Two (2) oak trees will be removed. They are in the footprint of the new building additions.

Supplemental Data (Continued)

How much grading is anticipated to occur and where?

Grading will occur on the west side of the building to accommodate the new angled parking and some base rock

will be required under the new concrete slabs.

Will soil be imported or exported to/from the site? If so from where and what amount?

To be determined.

Is trenching required? If yes, please provide location, dimensions and cubic yards.

Some trenching will be required but it will be on site and minimal for tie in of new sewer lines and waste water lines.

How much water will be used for construction, operation and maintenance? What is the water source?

To be determined. Use existing water source.

Describe how scenic views or vistas are impacted by the cultivation site.

No Impact

What lighting is proposed for the project? Will areas be lit at night?

The new parking lot will be lit at night.

What type of hazardous materials may and/or will occur on site? How will the hazardous material be disposed of?

None

Supplemental Data for (Continued)

Will this project result in the loss of forest land? If so, describe how many acres and what type of trees.

No

How will dust, ash, smoke, fumes or odors generated by the cultivation site be managed?

N/A

Are there any water features (drainages, streams, creeks, lakes, rivers, vernal pools, wetlands, etc.) on-site or immediately adjacent to the project? If yes, will any work take place in or near them?

None

Will there be a loss of any wetland or streamside vegetation? If yes, describe where, total area, and type of vegetation lost.

No

Describe and site or buildings have any archaeological or historical significance.

No

What are the slopes on project site?

Existing slopes will remain. Slopes are minimal.

Supplemental Data (Continued)

Describe the soils found at the site and their potential for landslides, erosion, lateral spreading, subsidence, liquefaction, or collapse.

Minimal potential for landslides and erosion. Site is flat and already fully developed.

Describe methods to be taken to reduce greenhouse gases.

N/A

Will solid waste be produced? If yes, how will it be disposed of?

Yes, in dumpster located in trash enclosure

Will hazardous waste be produced? If yes, how will it be disposed of?

No

How will vegetative waste be managed?

N/A

How will growth medium waste be managed?

N/A

Will any material be taken to a landfill? If yes, which one and how much material is anticipated?

N/A

Supplemental Data (Continued)

Describe risk of an explosion or release of hazardous substances in case of an accident.

N/A

Do portions of the cultivation site periodically flood?

N/A

Describe the existing drainage patterns on the site and how they may be alternated and to what degree as a result of this project.

Currently drainage flows to an inlet at the street on the west side of the existing building. Site drainage and flows

will continue to be directed to this location.

What Best Management Practices (BMP's) or measures will be implemented in order to prevent erosion and impacts to water quality?

Straw bales and other measures will be used to minimize sediment in the runoff on site during construction.

Is wastewater treatment required for the project? If yes, what is the source?

Existing system already in place.

Describe how this project is consistent with the City's General Plan and Zoning Ordinance.

This is an addition to an already compliant service.

Describe the level and frequency of noise or vibration that will be generated from this project.

Minimal noise produced from this facility.

Supplemental Data for Initial Study (Continued)

Describe what measures have been taken to maintain or improve level of service for the appropriate emergency services (Fire, Police, etc.).

ADA and emergency access to the site will be improved through improved parking lot and exterior lighting

How is the site accessed?

Via driveway curb cut off Emerson Drive.

Describe the amount of traffic the project will generate.

90%+ clients are walk-ins that don't drive or have vehicles, so traffic will be limited primarily to employees on a daily basis.

Are there any road improvements that would be required? If yes, please provide specs (type of materials and dimensions).

N/A

Describe if this project will result increased traffic hazards to motor vehicles, bicyclists, or pedestrians?

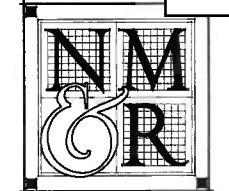
No increased traffic hazards are anticipated.

Are greenhouses or other accessory structures proposed? If yes, what are the dimensions of the structures and materials/colors they will be constructed out of?

No accessory structures are proposed unless a trash enclosure is considered an accessory structure. The trash enclosure is planned to be split face CMU.

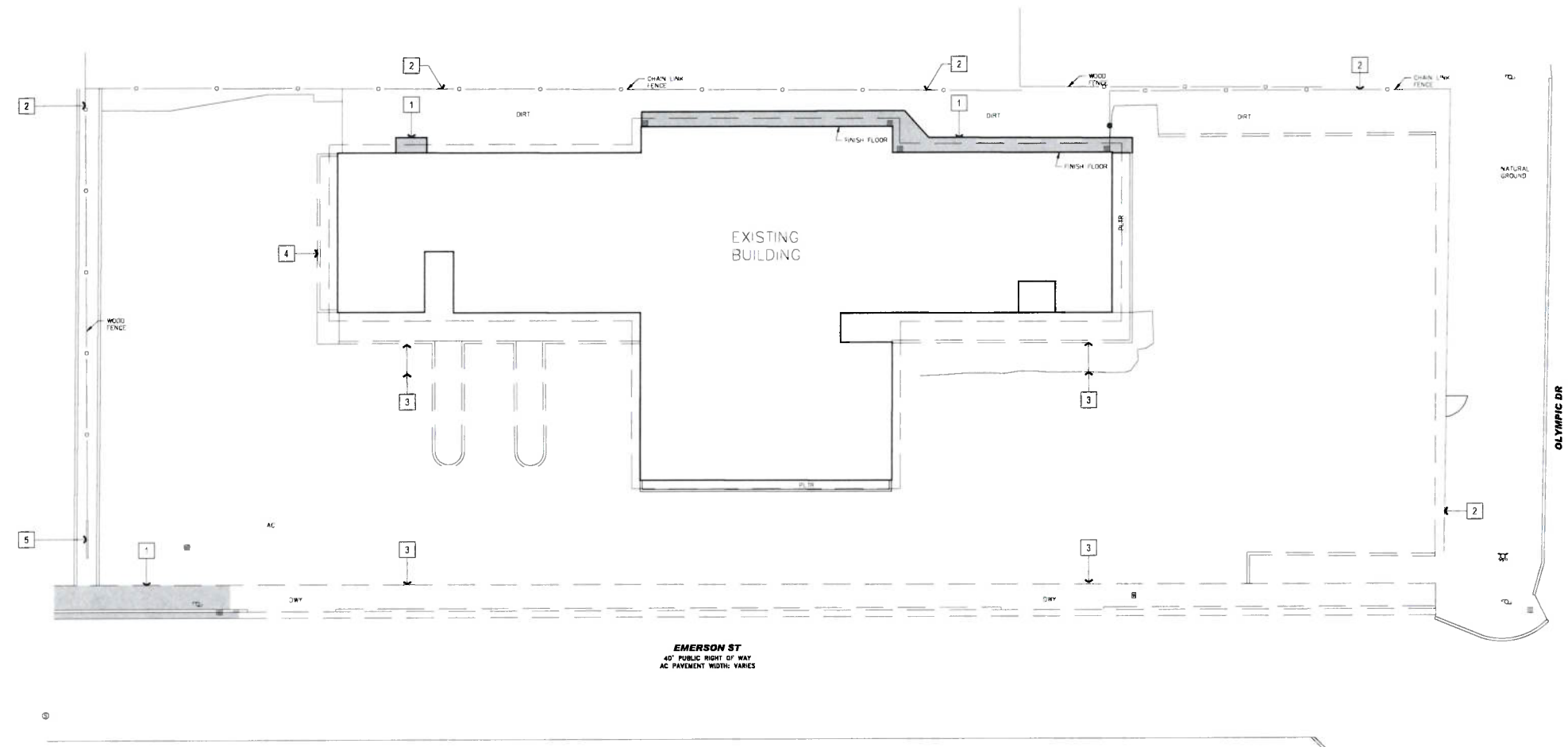
What sources of energy will be used?

Electricity & propane, both are currently in use on site.



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ROSSETTO**
ARCHITECTS + ENGINEERS
555 MAIN STREET, SUITE 300
CHICO, CA 95928
(530) 891-1710 (530) 891-0138 FAX
http://www.nmrdesign.com

CONSULTANTS



← DEMOLITION SITE PLAN
SCALE: 3/32" = 1'-0"

LICENSE STAMPS

PROJECT NAME
**A PROPOSED
HOPE CENTER
EXPANSION**
FOR



3400 EMERSON STREET
CLEARLAKE, CA 96422

SHEET TITLE
**EXISTING /
DEMOLITION
SITE PLAN**

DRAWING STATUS
**CONSTRUCTION
DOCUMENTS**

REVISIONS		
Syn.	Description	Date

Drawn By	LEV
Date Issued	2025-09-26
Scale	1/16" = 1'-0"
Project No.	25-4439

SHEET No.
A020

GENERAL NOTES
A SEE CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS PLAN
SETBACK REQUIREMENTS
PER TOWN OF CLEARLAKE MUNICIPAL CODE
ZONING: COMMERCIAL
FRONT
SIDE
REAR
MAX HEIGHT STRUCT: 35'-0" OR 50'-0" W/ CONDITIONAL USE PERMIT

KEY NOTES
1 EXISTING CONCRETE SIDEWALK TO REMAIN
2 EXISTING FENCE TO REMAIN
3 PORTION OF EXISTING CONCRETE TO BE DEMOLISHED
4 EXISTING RETAINING WALL TO BE DEMOLISHED
5 EXISTING SIGNAGE TO REMAIN
6
7
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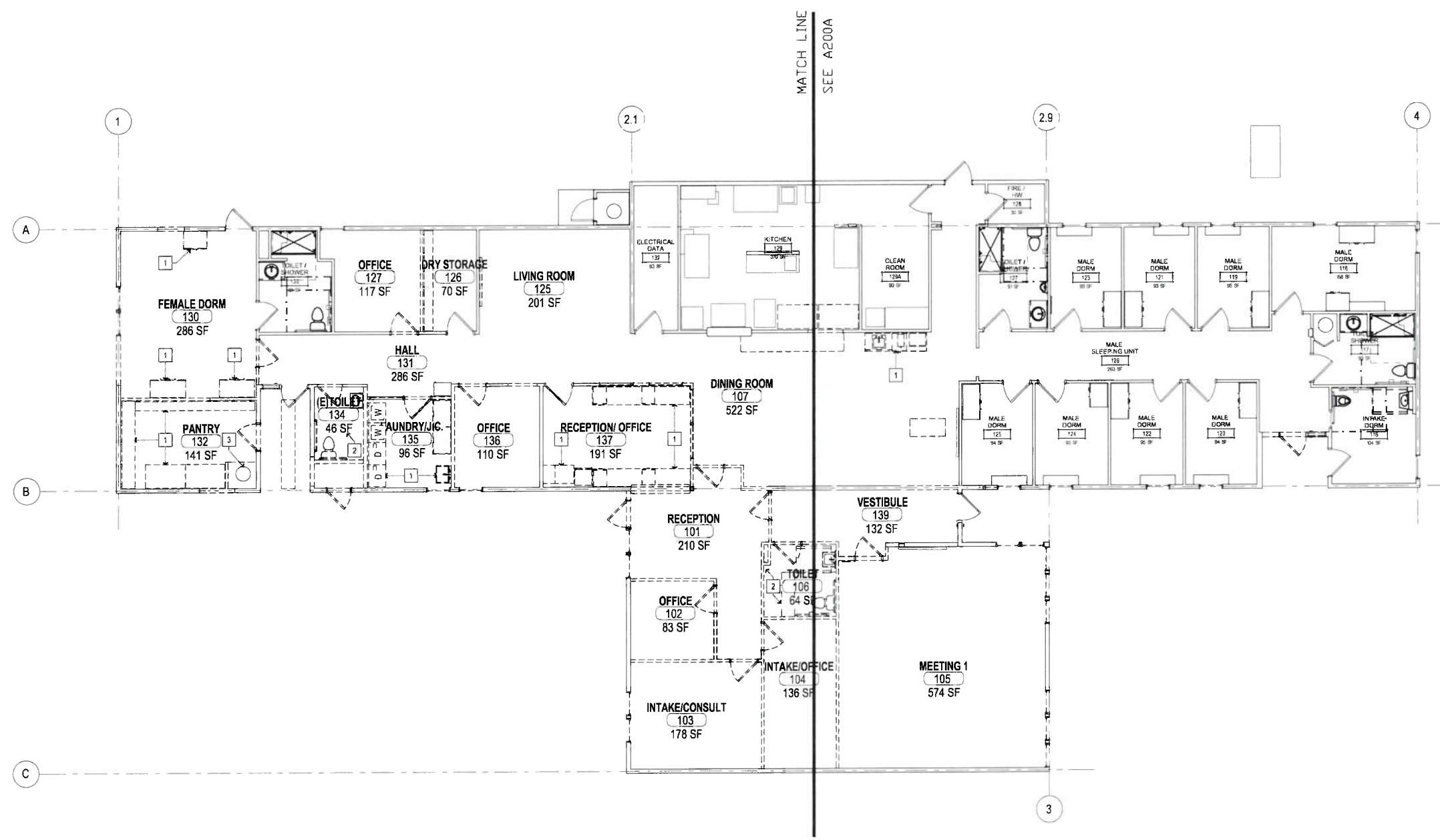
LEGEND
EXISTING SIDEWALK TO REMAIN
EXISTING FENCE TO REMAIN

Copy Name: LARRY...
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 User: LARRY...
 Plot Date: 09/26/25 11:11 AM
 Plot Name: A020.dwg
 Plot Scale: 1/16" = 1'-0"
 Plot Size: 11.00 x 17.00
 Plot Orientation: Landscape
 Plot Range: All
 Plot Style: None
 Plot Color: Black
 Plot Lineweight: 0.20
 Plot Linetype: Solid
 Plot Font: Arial, 10
 Plot Units: Feet
 Plot Precision: 0
 Plot Decimal Separator: Period
 Plot Tolerances: 0.0000, 0.0000
 Plot Plotter: AutoCAD-CTB
 Plot Plotter Driver: AutoCAD-CTB
 Plot Plotter Name: AutoCAD-CTB
 Plot Plotter Version: 12.0.0



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CONSULTANTS



LICENSE STAMPS

PROJECT NAME
**A PROPOSED
HOPE CENTER
EXPANSION**
FOR



3400 EMERSON STREET
CLEARLAKE, CA 96422

SHEET TITLE

DEMOLITION FLOOR PLAN

DRAWING STATUS
CONSTRUCTION
DOCUMENTS

DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

REVISIONS

Sym.	Description	Date

Drawn By: LEV
Date Issued: 2025-09-26
Scale: AS NOTED
Project No.: 25-4439

SHEET No.
A100

GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION RELATED CONDITIONS PRIOR TO STARTING DEMOLITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL FROM THE CONSTRUCTION SITE OF ALL CONSTRUCTION DEBRIS AND ITEMS NOT RETAINED BY THE OWNER.
- SEE MECHANICAL PLANS FOR MECHANICAL DEMOLITION SCOPE.
- SEE PLUMBING PLANS FOR PLUMBING DEMOLITION SCOPE.
- SEE ELECTRICAL PLANS FOR ELECTRICAL DEMOLITION SCOPE.
- ALL EXISTING SERVICES AND UTILITIES SHALL BE MAINTAINED TO ADJACENT BUILDINGS AND AREAS IN OPERATION.
- ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED IN PLACE THROUGHOUT DEMOLITION AND CONSTRUCTION.
- THE CONTRACTOR SHALL REVIEW THE COMPLETE SET OF DRAWINGS AND BE RESPONSIBLE FOR ALL DEMOLITION REQUIRED TO PREPARE FOR SCOPE OF NEW WORK. IF ANY DEMOLITION WORK REQUIRED TO PREPARE FOR SCOPE OF NEW WORK IS NOT SHOWN ON THESE DRAWINGS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- ALL CONTRACTORS PERFORMING WORK ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF 2022 CODE SECTION 901.7, SPECIFICALLY 901.7.4 CHAPTER 11 CHAPTER 33 AND 2019 A17A 241 FIRE PREVENTION PROGRAM THROUGHOUT ALL PHASES OF CONSTRUCTION.

KEY NOTES

- EXISTING CASINGWORK, EQUIPMENT AND OR MODULAR FURNITURE SYSTEM TO BE REMOVED SALVAGE TO ADVENTIST HEALTH.
- EXISTING TOILET ROOM TO BE REMOVED. ALL EXISTING PLUMBING FIXTURES, FURNITURE AND EQUIPMENT TO BE REMOVED.
- EXISTING WATER HEATER TO BE REPLACED AND RELOCATED.
-

LEGEND

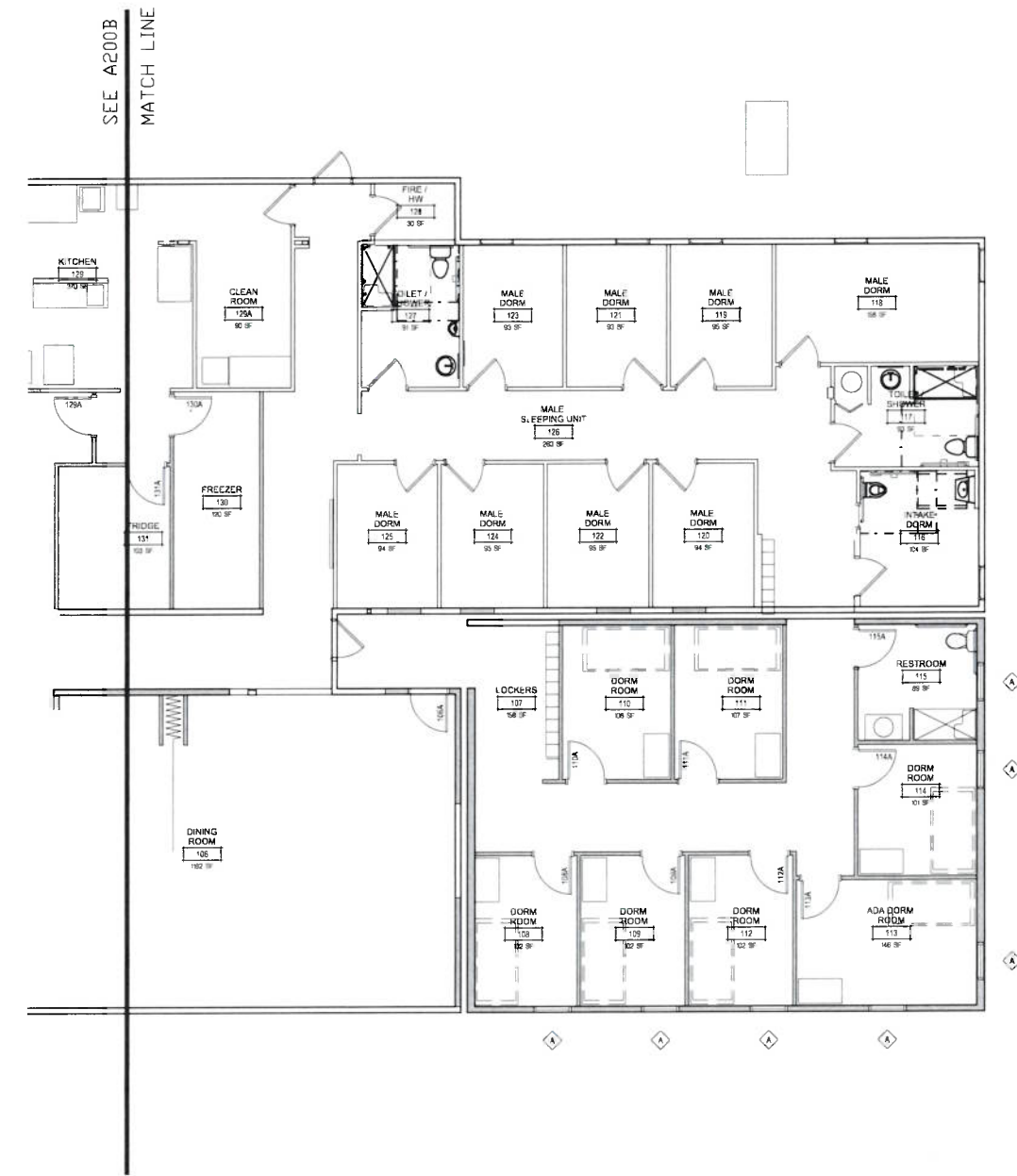
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR AND DOOR FRAMES TO REMAIN
- EXISTING DOOR AND DOOR FRAMES TO BE DEMOLISHED

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2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 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3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3693, 3694, 3695, 3696, 3697, 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, 3709, 3710, 3711, 3712, 3713, 3714, 3715, 3716, 3717, 3718, 3719, 3720, 3721, 3722, 3723, 3724, 3725, 3726, 3727, 3728, 3729, 3730, 3731, 3732, 3733, 3734, 3735, 3736, 3737, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746, 3747, 3748, 3749, 3750, 3751, 3752, 3753, 3754, 3755, 375

**NICHOLS
MELBURG
ROSSETTO**
ARCHITECTS + ENGINEERS

300 KNOLLCREST DRIVE
REDDING, CA 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com

CONSULTANTS



FLOOR PLAN - SOUTH
SCALE: 3/16" = 1'-0"

LICENSE STAMPS

PROJECT NAME
**A PROPOSED
HOPE CENTER
EXPANSION**
FOR



3400 EMERSON STREET
CLEARLAKE, CA 95422

SHEET TITLE

NEW FLOOR PLAN -
SOUTH

DRAWING STATUS
CONSTRUCTION
DOCUMENTS

REVISIONS

Sym.	Description	Date

Drawn By	LEV
Date issued	2025-09-26
Scale	A5 NOTED
Project No.	25-4439

SHEET No.
A200A

GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS
- DIMENSIONS ARE FROM FACE OF FINISH AT EXISTING CONDITIONS AND FROM FACE OF STUD AT NEW WALLS
- UNLESS OTHERWISE INDICATED, TYPICAL INTERIOR WALL TYPE IS TYPE D
- SEE FINISH SCHEDULE SHEET A500 FOR ADDITIONAL INFORMATION
- SEE DOOR SCHEDULE SHEET A710 FOR ADDITIONAL DOOR INFORMATION AND TYPES
- DOOR OPENING LOCATIONS:
 - ADJACENT 3" TO PLUMBING WALL
 - AT CENTERLINE OF THE ROOM
 - AS DIMENSIONED ON PLAN
- SEE WINDOW SCHEDULE SHEET A710 FOR ADDITIONAL WINDOW INFORMATION
- REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL CONSTRUCTION FEATURES, SYSTEMS, FIXTURES AND EQUIPMENT LOCATED IN OR ABOVE CEILING. TO THE EXTENT THAT THESE ITEMS ARE SHOWN ON REFLECTED CEILING PLANS, THEY ARE FOR GENERAL INFORMATION AND LAYOUT PURPOSES ONLY, AND DO NOT NECESSARILY REPRESENT ACTUAL SIZES OR QUANTITIES REQUIRED FOR THE PROJECT.
- FOR FRAMING DETAILS, SEE DETAIL SHEETS A501 AND A502 FOR BASE AND TOP OF WALL DETAILS FOR EACH WALL TYPE. SEE GENERAL ASSEMBLY SHEET A710.
- FIRE ALARM SYSTEM TO BE INSTALLED THROUGHOUT FACILITY WHICH MUST BE CONNECTED TO A CENTRAL REPORTING STATION. THIS MEASURE WILL ENHANCE SAFETY BY ENSURING PROMPT EMERGENCY RESPONSE IN THE EVENT OF A FIRE.

WALL TYPES LEGEND
SEE SHEET A760 FOR GENERAL ASSEMBLIES

KEY NOTES

- MIN. 2 ALIGHT HAZARD OCCUPANCY PORTABLE FIRE EXTINGUISHER PER TABLE 908.3 (1). SEE A5031 FOR ADDITIONAL INFORMATION
- ELECTRICAL PANEL
- NEW FLOORING AT THIS LOCATION. SEE FINISHES SCHEDULE SHEET A500 FOR ADDITIONAL INFORMATION
- PATCH / REPLACE WINDOWS AS REQUIRED. SEE MECHANICAL PLANS
-
-
-
-
-
-
-
-
-
-
-

LEGEND

EXISTING WALL TO REMAIN

NEW STUD WALL - SEE DIMENSION PLAN SHEET A760 FOR GENERAL ASSEMBLY TYPE

NEW DOOR WITH DOOR TAG - SEE DOOR SCHEDULE SHEET A710 FOR MORE INFORMATION

NEW CASEWORK - SEE INTERIOR ELEVATIONS AND SHEET A541

INTERIOR ELEVATION TAG

PLUMBING FIXTURES - SEE SHEET Q210 FOR ACCESSIBILITY REQUIREMENTS AND PLUMBING DIAGRAMS

NEW ACCESSIBLE WALL HUNG HANDWASH SINK OR LAVATORY - SEE TAGS Q10 & TAGS Q11

NEW ACCESSIBLE WATER CLOSET - SEE TAGS Q12 & TAGS Q13

NEW ACCESSIBLE HAND WASH SINK AT COUNTERTOP - SEE TAGS Q14 & TAGS Q15

NEW STAINLESS STEEL WALL HUNG SINK - SEE TAGS Q16 & TAGS Q17

LEV: NICHOLS MELBURG ROSSETTO ARCHITECTS + ENGINEERS
 PROJECT: A200A - NEW FLOOR PLAN - SOUTH
 SHEET: A200A
 DATE: 2025-09-26
 SCALE: A5 NOTED
 PROJECT NO: 25-4439



February, 2026

AHCL HOPE CENTER EXPANSION 25-4439





February, 2026

AHCL HOPE CENTER EXPANSION 25-4439

2



Highlands Mutual Water Company

Section F, Item 2.

14580 Lakeshore Drive
Clearlake, California 95422
Phone:(707) 994-2393 ~ Fax:(707) 994-7654
www.highlandswater.com

City of Clearlake
Community Development Department
14050 Olympic Drive
Clearlake, Ca 95422

March 10, 2026

RE: Conditional Use Permit CUP 2026-03 and Categorical Exemption CE 2026-03

Agency Comments:

At this time, Highlands Water Company has no objections or concerns regarding the above-referenced Use Permit. The subject property currently maintains an active water service account and has the capacity to meet the projected domestic water demand associated with the proposed use.

All fire flow requirements, including any necessary system improvements or upgrades, will be determined by the Lake County Fire Department. Highlands Water Company will coordinate with the appropriate agencies as necessary throughout the review and development process.

Please feel free to contact our office if additional information or clarification is needed.

Sincerely,

Jeff Davis
General Manager

From: [Autumn Lancaster](#)
To: [Mark Roberts](#)
Subject: Re: [External Sender]RFR - Conditional Use Permit (CUP 2026-03) - Hope Center
Date: Wednesday, March 18, 2026 12:54:08 PM
Attachments: [image001.png](#)
[Outlook-fixlfsb3.png](#)

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,

LCPFD's only comment would be;

-All applicable 2025 CFC provisions must be followed, including submittals, review, and approval of fire protection system expansions and modifications to LCPFD

Thank you.

Autumn Lancaster

Fire Marshal/FF Paramedic
Lake County Fire Protection District
707-350-4140 Fax 707-994-4861



The information contained in this transmission may contain privileged and confidential information, including patient information protected by federal and state privacy laws. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution, or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: Mark Roberts <mroberts@clearlake.ca.us>
Sent: Wednesday, March 4, 2026 9:28 AM
Subject: [External Sender]RFR - Conditional Use Permit (CUP 2026-03) - Hope Center

Good morning,

You are receiving this email, as the City is providing the opportunity for you to review and provide comments on the expansion of the Hope Center located at 3400 Emerson Street. Please review the enclosed application packet material and respond with your comments by **March 20th, 2026**, via email: mroberts@clearlake.ca.us or by mail to Clearlake City Hall attn. Planning Department, 14050 Olympic Drive, Clearlake, CA 95422. Below is a summary of the project:

Project Description: The applicant has applied for a Conditional Use Permit (CUP 2026-03) to allow the expansion of a previous approved use under Use Permit (UP 015-18) which allowed the conversion of a 6,100 SQFT Office Building to allow up to a 21-bed interim Medical Support Residential Care Facility. The

proposed expansion would increase the total building area by approximately 7,000 square feet, resulting in a combined total of 13,100 square feet. The expanded facility would accommodate up to 21 beds and include the addition of 15 dual-occupancy bedrooms (allowing up to 30 additional patients), 10 new administrative offices, a community room, dining room, commercial kitchen with cold storage, restrooms, meeting areas, and a registration/lobby area. The facility will continue to provide interim residential medical support services for individuals requiring short-term supervised care and stabilization in a structured environment. The expansion is intended to enhance operational capacity and improve service delivery while maintaining compliance with applicable zoning and development standards. **For full details, please refer to the attached application material.**

If you have any questions or require additional information, please let me know.



Mark Roberts
Senior Planner | City of Clearlake
14050 Olympic Dr.
Clearlake, CA 95422
Phone: [707-994-8201](tel:707-994-8201)
Fax: [707-995-2653](tel:707-995-2653)

From: [Ryan Lewelling](#)
To: [Mark Roberts](#)
Subject: RE: RFR - Conditional Use Permit (CUP 2026-03) - Hope Center
Date: Wednesday, March 4, 2026 9:32:28 AM
Attachments: [image001.png](#)

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.

Mark,

The Assessor’s Office has no comments at this time.

Ryan Lewelling
Cadastral Mapping Specialist
Assessor-Recorder, County of Lake

From: Mark Roberts <mroberts@clearlake.ca.us>
Sent: Wednesday, March 4, 2026 9:28 AM
Subject: RFR - Conditional Use Permit (CUP 2026-03) - Hope Center

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If you have any questions or require additional information, please let me know.

Anthony Arton
Health Services Director

Craig Wetherbee
Environmental Health Director



COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1164.
FAX 707/263-1681

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: March 20, 2026
TO: Mark Roberts, Senior Planner
FROM: Pheakdey Preciado, Senior EHS
RE: RFR CUP 2026-04/SR0017449
APN: 039-495-17

The applicant will need to apply and pay for a food facility plan check for the commercial kitchen through our office. Please contact our office on 707-263-1164 for requirements, fee, and permit.

Our office has no concerns with sewer or potable water source since this property will be connected to public water and sewer.

Please contact the State of California Community Care Licensing Division for requirements, fee, and permit.



RESOLUTION No. PC 2026-06

**A Resolution of the Planning Commission
City of Clearlake, State of California
Approving Conditional Use Permit CUP 2026-04 and
Categorical Exemption CE 2026-04**

WHEREAS, *Adventist Health Clearlake Hospital* applied for approval of a conditional use permit and corresponding environmental categorical exemption, CE 2026-04 to allow the expansion of the Hope Center (previously approved Use Permit, UP 015-08) located at 3400 Emerson Street, Clearlake, California 95422, further described as Assessors Parcels Number 039-495-17. and;

WHEREAS, the Planning Commission, on **April 21, 2026**, concurred with the City Zoning Code Section 18-18.040 (*Residential, Agricultural & Institutional Uses – Table 5*) and Section 18-45 Definitions, a *Residential Care Facility - Large* and a *Walk in Clinic* is subject to a conditional use permit; and

WHEREAS, the application has been processed in accordance with the City Municipal Codes, the City’s Environmental Review Guidelines and the California Environmental Quality Act (CEQA); and;

WHEREAS, the project is Categorically Exempt from environmental review pursuant to Article 19, Categorical Exemptions of the California Environmental Quality Act (CEQA) Statute and Guidelines, Section 15303 (New Construction or Conversion of Small Structures); and

WHEREAS, the Land Use Designation and General Plan designate the project site as Commercial. As conditioned, the proposed use would be consistent with the Land Use Designation and General Plan; and

WHEREAS, adequate public notice was made for the project in accordance with the City’s Municipal Code; and

WHEREAS, the project is subject to obtaining a Conditional Use Permit from the Planning Commission in accordance with Section 18-18. Therefore, pursuant to Section 18-28.040 of the Zoning Code regarding use permits, the Planning Commission finds that the proposed uses will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, nor injurious to the property, improvements, or potential development in the vicinity, with respect to factors 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 provided to prevent noxious or offensive emissions, including noise, glare, dust, and odor.

- d. The treatment given, as appropriate to aspects such as landscaping, open spaces, parking areas, loading areas, service areas, lighting, and signage

WHEREAS, with the incorporated conditions of approval, referenced as Exhibit A herein, the project complies with the Land Use Designation, known as General Commercial and the Clearlake Municipal Codes.

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

PASSED AND ADOPTED on this 21 day of April 2026 by the following vote:

Planning Commissioners	AYES	NOES	ABSTAIN	ABSENT
Chair Fawn Williams				
Vice Chair Jack Smalley				
Commissioner Ray Silva				
Commissioner Chris Inglis				
Commissioner Derek Counts				

City of Clearlake – Planning Commission Chair

ATTEST: _____
City of Clearlake Clerk/Deputy Clerk

EXHIBIT A**CITY OF CLEARLAKE
CONDITIONS OF APPROVAL****CONDITIONAL USE PERMIT, CUP 2026-04
CATEGORICAL EXEMPTION, CE 2026-04**

Pursuant to the approval of the Planning Commission on **April 21, 2026**, a **Conditional Use Permit (CUP 2026-04)** and corresponding **Categorical Exemption (CE 2026-04)** are hereby granted to **Adventist Health Clearlake Hospital** to allow the expansion of the Hope Center (previously approved Use Permit, UP 015-08) located at **3400 Emerson Street, California 95422**, further described as Assessors Parcels Number 039-495-17. This approval is subject to the following terms and conditions.

SECTION A - GENERAL CONDITIONS:

1. The use shall substantially conform to the site plan(s), and project description submitted with the application dated February 24, 2026, and any conditions of approval imposed by the above Conditional Use Permit and Review Authority as shown on the approved site plan and project description for this action dated April 21, 2026.
2. **Prior to operation**, the applicant shall secure and maintain required permits from the Lake County Air Quality Management District, the City of Clearlake, Lake County Fire Protection District, Lake County Environmental Health Department, and/or all applicable Federal, State and local agencies.
3. **Prior to operation**, all driveways and parking areas shall be surfaced with all-weather material, such as asphalt or concrete (or similar approved material) to minimize dust. The applicant shall obtain all necessary encroachment permits for any work conducted within the public right-of-way and all improvements shall comply with all applicable federal, state, and local requirements.
4. **Prior to the installation of any signage**, the applicant shall apply for and secure a Sign Permit. All signs shall adhere to the City Municipal Codes and Adopted Design Standards.
5. **Prior to the removal of any Oak Trees**, the applicant shall secure a Tree Removal Permit in accordance with City Municipal Code Section 18-40.
6. **Prior to final inspection**, a Trash Enclosure shall be installed in accordance with the City Municipal Codes and Adopted Design Standards.
7. **Prior to final inspection**, all accessible parking areas, routes of travel to and from all buildings/parking areas, structures and building access and bathrooms shall meet American with Disabilities Act (ADA) requirements and current CA Building Codes Standards.
8. The applicant shall apply for and maintain an active Business License with the City. Said license may be applied for through the Online Permitting System at <https://clearlakeca.portal.opengov.com/>.
9. The operation shall adhere to all requirements in Chapter 18, Section 18-22 (Performance Standards) of the City Municipal Code (*i.e. Noise, Vibrations, Air Containments, Odors, Solid Waste, Flammable Material, etc.*).

10. All outdoor lighting shall be directed downward and shielded to illuminate only the project site, not adjacent properties. All lighting shall comply with applicable federal, state, and local requirements, including the standards outlined by DarkSky.org.
11. Any conditions established pursuant to these regulations shall be met before the use is established, except that the Community Development Director/designee, Planning Commission or on appeal, the City Council, may establish a schedule for certain conditions to be met after the establishment of the use. Continuance of the use shall then be contingent on complying with the schedule for meeting the deferred conditions.
12. This Conditional Use Permit does not abridge or supersede the regulatory powers and permits 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 maintain permits as may be required from each agency.
13. All conditions 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, the whole entitlement shall be invalid. The Director specifically declares that it would not have approved of this entitlement unless all of the conditions herein are held as valid.
14. The review authority may revoke or modify the Conditional Use Permit if the review authority finds that the use to which the permit allows is detrimental to health, safety, comfort, general welfare of the public; constitutes a public nuisance; if the permit was obtained or is being used by fraud; and/or if one or more the conditions upon which a permit was granted are in noncompliance or have been violated. Applicant shall be notified of potential violations of the use permit prior to action.
15. Any modifications and/or additions to a use requiring permit approval shall itself be subject to permit approval. The addition of an allowed use to a premise occupied by a conditionally allowed use shall require permit approval of the type required for the existing use. The Community Development Director shall determine when such an addition and/or modification is of such a minor or incidental nature that the intent of these regulations can be met without further use permit control.
16. The use permit may be transferred to new owners at the same location/use upon notifying the Community Development Department of said ownership transfer and upon the new owner's written agreement to maintain all conditions of approval.
17. The developer/operator 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, business operator, property owner, developer shall use counsel reasonably acceptable to the City. The City shall promptly notify the applicant, business operator, property owner, developer of any claim, action, demands or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the developer/operator of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the developer/operator shall not thereafter be responsible to defend, indemnify, or hold the City harmless as to that action. The City may require that the developer/operator post a bond, in an amount determined to be sufficient, to satisfy the above indemnification and defense obligation. The developer/operator 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.

18. Said Conditional Use Permit shall be subject to revocation or modification by the review authority if the review authority finds that there has been:

- *Noncompliance with any of the foregoing conditions of approval; or*
- *The City Manager/Community Development Director 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.*
- *The Planning Commission finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to people 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. 15.*
- *Expiration of Use Permit. When a use that was allowed by approval of a use permit ceases operation for one (1) year or such other time-period as specified in the conditions of approval, then reinstatement of that use will be allowed only with approval of a new use permit.*

To be Completed by Authorized Representative/Applicant

ACCEPTANCE

I have read and understand the foregoing Conditional Use Permit and agree to each term and condition of approval and/or mitigation measure(s) thereof.

Name: _____

Signature: _____

Date: _____

To Be Completed by City Authorized Personnel

Name: _____

Signature: _____

Title: _____

Date: _____



**STAFF REPORT
CLEARLAKE PLANNING COMMISSION
For the Meeting of October 16, 2018**

Agenda Item No. 1

To: City of Clearlake Planning Commission
From: Gary Price, Contract Planner
Application File: UP 015-18-Residential Care Facility
Subject: Proposed Conversion of an Office Building to a Medical Support Residential Care Facility

Data Summary

Location: 3400 Emerson Street
Assessor’s Parcel: 039-495-170
Applicant: Adventist Health-Clearlake
Representative: Shelly Trumbo, Director of Community Wellness
Zoning: C-2, Community Commercial
General Plan: Commercial

I. Recommendation: Adopt Resolution PC 2018-19 which:

- 1. Determines that the project is exempt from environmental review in accordance with CEQA, and
- 2. Adopt Resolution PC 2018-19 approving Use Permit UP 15-18 to allow a medical support residential health care facility in an existing building based on findings and subject to conditions.

II. Situation/Project Description: This project consists of conversion of a 6,100 square foot office building to a medical support residential care facility. This housing program, referenced as the Hope Center, would provide medical respite care, intensive case management and support services to persons recovering from a physical illness or injury independently, but who are not ill enough to require hospitalization. The conversion would include construction of 10 dormitory rooms (each housing two residents per room). Details of the operation are explained in more detail in the Applicant’s project description (refer to Attachment A).

The project is located in the C-2, Community Commercial Zone. Pursuant to Section 18-2-1403, group quarters and/or transient lodging require a use permit. The proposed medical support

residential health care facility is similar to these uses. Therefore, we would interpret the Zoning Code to require a use permit for this type of use in the C-2 Zone.

III. Environmental Setting: The project site consists of a 0.60 acre property which is generally flat and located at the northeast corner of Emerson Street and Olympic Drive. It is developed with a 6,100 square foot medical/dental office building that was previously used as a medical office. Other improvements include parking, driveways and some landscaping. Surrounding uses consist of medical office buildings to the east, apartments and commercial to the south, vacant land to the west, and a veterinary clinic to the north (refer to attached photos).

IV. Environmental Determination: The project involves a conversion of an existing office building to a residential care facility. Very little of the site would be disturbed for this conversion, other than some building interior constructions and minor improvements to the site. Therefore, the project qualifies as being categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 as Existing Facilities which include use conversions of buildings.

V. General Plan Consistency: As part of this review, the City needs to determine whether or not the project is consistent with the General Plan. The project is designated for commercial use. Although this project consists of residential health care, as long as the combined health care/residential operations are consistent with the Zoning Code, the project could be determined consistent with the General Plan.

VI. Zoning Compliance:

A. Use Considerations: As part of this review, the Commission needs to consider whether or not the proposed medical support residential care facility is compatible with the neighborhood and will not result in negative land use conflicts. Section 18-1.4.445 specifically requires that the Commission make the following findings to grant the use permit:

1. *That the proposed use at the size and intensity contemplated, and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and*
2. *That such 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, screening, open spaces, parking areas, loading areas, service areas, lighting, and signs.*

The project would be a less intensive use than a medical office, which previously occupied the site, since it is anticipated that there would be less daily activity and traffic. As noted below, the

project, as proposed, complies with the design regulations of the Zoning Code and should be compatible with the neighborhood.

B. Design Considerations: The following are project zoning design considerations:

1. Parking Requirements:

Based on Table No. 1, the project needs to provide a minimum of 15 off-street parking spaces to comply with Section 18-5.302 of the Zoning Code (see Table No. 1 below). The proposed site plan shows that 27 spaces would be provided, which exceeds the City’s parking requirements.

Table No. 1
Parking Requirements

Use	Size	Requirements	Required Spaces
Residential Care with support staff	6,100 sq-ft, 10 rooms	Two (2) spaces per facility (same as residential), and one and one and a half (1.5) spaces for each room that provides support services (for administrative staff)	15

2. Trash Enclosure: In accordance with Section 18-5.1101 of the Zoning Code, a trash enclosure needs to be provided. This section indicates that the enclosure shall be screened so that it is not visually obtrusive from any off-site location and that it must be screened by solid fencing with gates of height equal to or greater than the trash receptacle. Two trash bins are stored in the rear parking lot. Since there is off-street parking provided above the City requirements, locating and installing a trash/recycling enclosure in the same location would be appropriate. The off-street parking plan, however, would need to be revised to include provisions of this location and that the enclosure does not block access to any of the parking spaces. Recommended conditions of approval include installation of a trash/recycling enclosure to comply with City Code.

3. Exterior Lighting: Section 18-5.507 of the City Code requires that lighting does not create a public nuisance or hazard. It is expected that the project would introduce additional exterior lighting, going from an office use to an around the clock residential medical care facility. Conditions of approval include requirements for submitting an exterior lighting plan for staff approval.

4. Signage: It is expected that new exterior signage will be introduced to the project. Details of these signs is not provided in the application. Conditions of approval include requirements for submitting a sign program for staff approval.

VII. Development Review Comments: Project description and plans were circulated to appropriate staff and public agencies for comment. The following summarizes comments received:

Police Chief: Identify a smoking/recreation area outside of building not located near the front entrance (possibly behind the building to the north). Provide security cameras.

Response: The applicant revised the site plan to include a smoking area in the rear parking area. The applicant also indicates they plan to include security cameras throughout.

Building Inspector: Building needs to comply with ADA requirements. Bathroom and kitchen needs to be upgraded to 2016 California Energy Code. All sidewalks must comply with California Disabled Accessibility standards. Provide designated trash pick- up area for removal.

Response: A building inspection and permits will be required to assure compliance with all referenced standards. A trash/recycling enclosure shall be constructed per conditions of approval.

Lake County Fire Protection District: Building shall be equipped with working smoke alarms in each bedroom and living areas. The facility shall have fire extinguishers every 75' of travel throughout the housing area. A fire safety inspection shall be performed prior to occupancy.

Response: A building inspection and permits will be required to assure compliance with all referenced to include collaboration with the Fire District. Conditions of approval also require District clearance prior to building occupancy.

Lake County Special Districts (Sewer): The project will result in increased sewer discharge and will be billed accordingly. No concerns noted regarding sewer access or capacity.

VIII. Action Alternatives: The Planning Commission should open and close the public hearing, consider the applicant's, staff's and public comments and then either approve (based on findings and subject to conditions by adoption of resolution) or continue for with specific direction to staff and the applicant).

Staff recommends that the Planning Commission concurs that the project is exempt from environmental review in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines as a building/use conversion project and approve the project based on findings and subject to conditions of approval (refer to attached Planning Commission Resolution PC 2018-19).

X. Attachments:

Planning Commission Resolution PC 2018-19

Vicinity Map

Project Site Plans

Project Floor Plan

Trash Recycling Enclosure and

Smoking Area Plan

Project Description

Site Photos

RESOLUTION No. PC 2018-19

**A Resolution of the Planning Commission of the
City of Clearlake Approving a Use Permit UP 015-18 for
Conversion of an Existing Office to a Medical Support Residential Health Care Facility
at 3400 Emerson Street, Clearlake, CA**

WHEREAS, Adventist Health Clearlake applied for approval of a use permit to convert an existing office to a medical support residential health care facility in the C-2, Community Commercial Zoning District at 3400 Emerson Street, Clearlake, CA APN039-495-170; and

WHEREAS, this use permit application has been made in accordance with Section 18-2-1403 of the Zoning Code which requires a use permit for group quarters and/or transient lodging in the C-2, Community Commercial Zoning District and that the proposed medical support residential health care facility is similar to these uses; and

WHEREAS, the project is exempt from environmental review in accordance with Section 15301 of the State CEQA Guidelines under “Existing Facilities”; 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 Commercial and 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 that the project is hereby approved, subject to the following conditions being satisfied:

Conditions of Approval:

1. This application for Use Permit UP 015-18 was submitted in accordance with Section 18-2-1403 of the Zoning Code which requires a use permit for group quarters and/or transient lodging in the C-2, Community Commercial Zoning District; that the proposed medical support residential health care facility located at 3400 Emerson Street, Clearlake, CA APN 039-495-170 is similar to these uses; and

2. 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 defend, 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.

3. Prior to issuance of a building permit for the proposed conversion the following shall be submitted for review and approval by the City:

- a. Trash/recycling enclosure plan (Clearlake Waste Solutions, Planning and Building Departments approval).
- b. Exterior lighting plan (Planning and Building Departments approval).
- c. Separate outdoor smoking/recreation area (Planning and Police Departments approval).

All improvements associated with these items shall be completed in accordance with the approved plans prior to building occupancy for the medical support residential health care facility.

4. Use Permit UP 015-18 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 all conditions of approval.

5. Use Permit UP 015-18 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 notice and heard pursuant to the City of Clearlake Municipal Code.

6 All conditions of Use Permit UP 015-18 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 not have approved this entitlement unless all of the conditions herein are held as valid.

PASSED AND ADOPTED on this 16st day of October, 2018 by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Chairman, Planning Commission

ATTEST: _____
Deputy City Clerk, Planning Commission

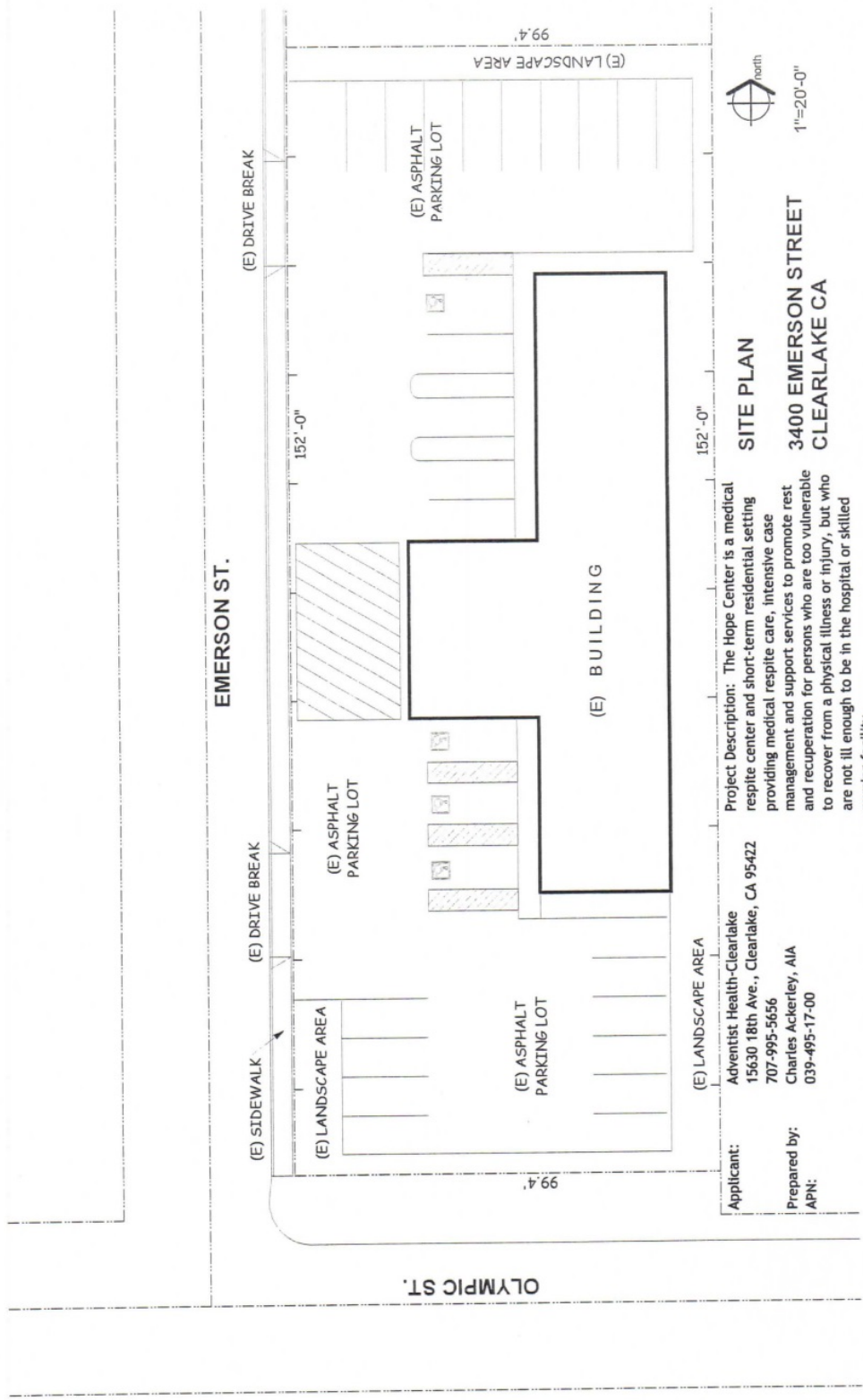


Lake County JT Dept, Lake County JT Dept, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Lake County, CA **3400 Emerson Street, Clearlake** Feet
 built with Web AppBuilder for ArcGIS 0 190 390

All parcel boundaries are *approximate*. Discrepancies in acreage, shape and location are common. This map is not the legal survey document to be used in single site determinations. Consult your deed for a legal parcel description. Print Date: 10/4/2018

Project Site Plan



Applicant: Adventist Health-Clearlake
 15630 18th Ave., Clearlake, CA 95422
 707-995-5656
 Charles Ackertley, AIA
 APN: 039-495-17-00

Prepared by: Charles Ackertley, AIA
 APN: 039-495-17-00

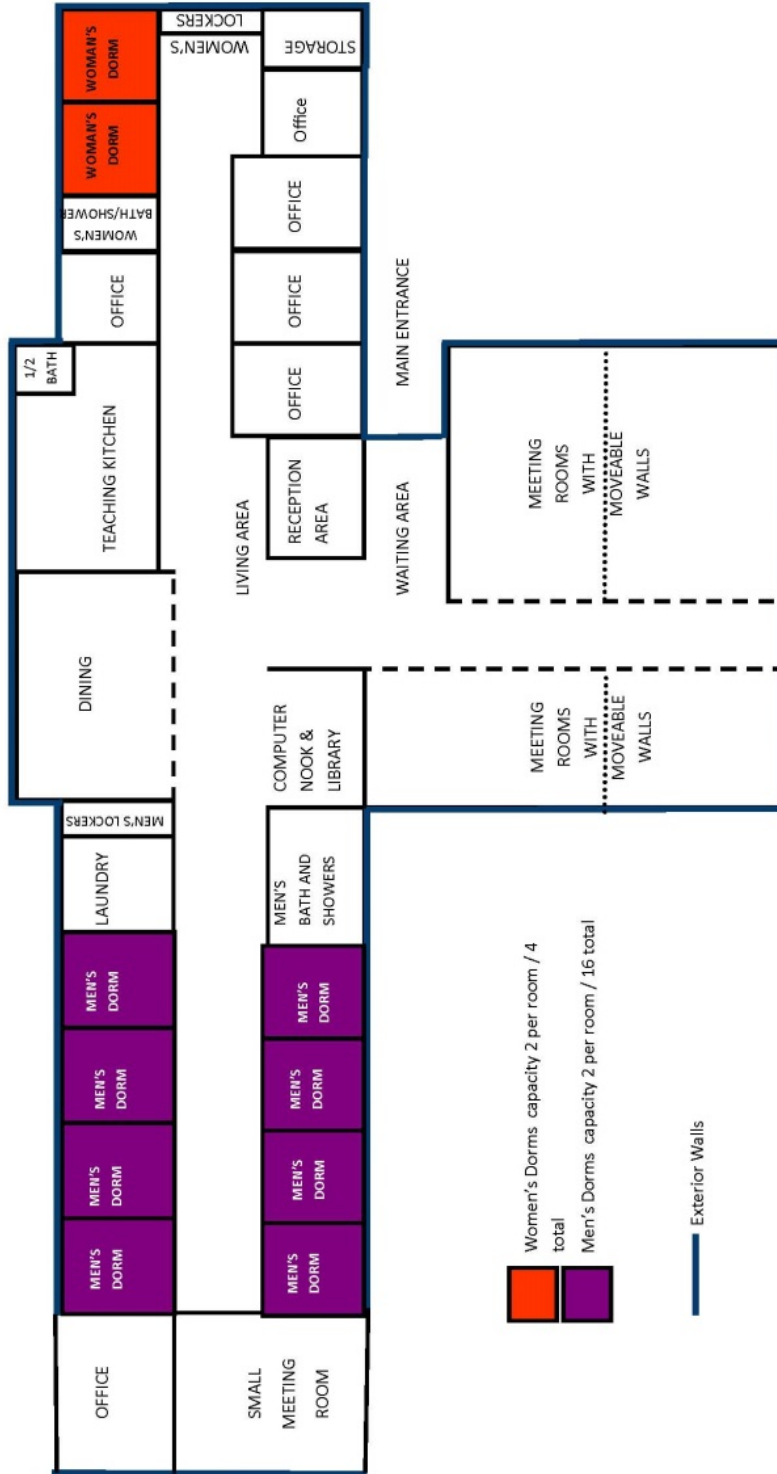
Project Description: The Hope Center is a medical respite center and short-term residential setting providing medical respite care, intensive case management and support services to promote rest and recuperation for persons who are too vulnerable to recover from a physical illness or injury, but who are not ill enough to be in the hospital or skilled nursing facility.

SITE PLAN
3400 EMERSON STREET
CLEARLAKE CA

Scale: 1"=20'-0"

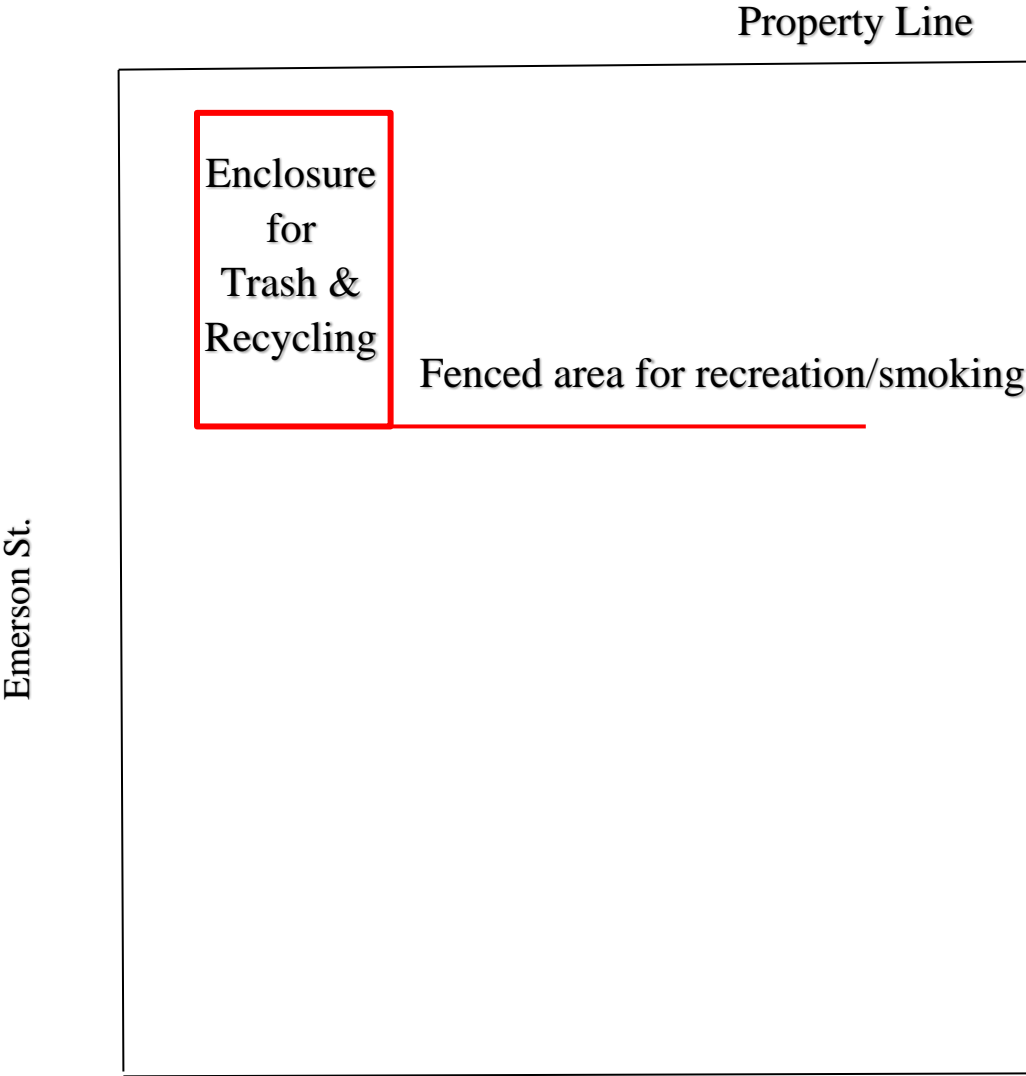
Project Floor Plan

HOPE RISING CENTER FOR TRANSFORMATION—CONCEPTUAL DRAWING*



**Trash Recycling Enclosure and
Smoking Area Plan:**

Drawing Not to Scale



Project Description:

The Hope Center is a medical respite center and short-term residential setting that provides medical respite care, intensive case management and support services to promote healing in a safe and supportive environment. Its services improve functionality for vulnerable individuals within the community and reduce hospital, healthcare, and public service costs to Lake County.

The Hope Center is a shared, partnership-based project of Hope Rising, the Accountable Community for Health Collaborative (Appendix A). The group is comprised of many stakeholders who collaborate to identify issues, develop innovative solutions, and implement agreed-upon actions with accountability, measurable outcomes, and sustainable funding concepts. The Hope Center has the commitment of all partners for its short-term and long-term success.

The Property

The property located at 3400 Emerson St., Clearlake consists of a 6,100 square-foot building, parking, and grounds. Formerly a medical office, the building will be renovated for use as short-term medical respite care, intensive case management, and support services. The building will be renovated and maintained in a clean, safe, and code-compliant manner. A conceptual drawing of the proposed renovation is included (Appendix B). The outside grounds and parking area will be maintained as well.

Resident housing will be “dormitory-style” with 10 rooms housing 2 residents per room for a capacity of 20 at a time. Renovations will include men’s and women’s separate baths and showers, lockers, laundry, dining and living room, and a commercial/teaching kitchen.

There is a separate reception/intake area and waiting room, computer lab and library, 6 shared office spaces, and flexible meeting space. There is a telemedicine suite equipped to provide virtual medical visits and behavioral health services.

A dormitory and bathroom are provided for the 24-hour on-site staff responsible for supervising residents.

Medical Respite Program

Medical respite programs provide medical respite care, intensive case management, and support services to persons who are too vulnerable to recover from a physical illness or injury independently, but who are not ill enough to be hospitalized and are in need of services to improve their functionality within the community. Respite programs promote a safe, stable, and healing environment, and provide case management and support services to individuals in their transition to home and improved health. By meeting the recuperative and aftercare needs of residents, medical respite programs reduce hospital, health-care-system, and public costs by

reducing the utilization of hospital services, emergency room visits, and EMS (Emergency Medical Services) calls.

The Hope Center program is modeled after the successful COTS program, a medical respite program located in Petaluma, as well as the successful Lake County program, Restoration House, located in Lower Lake. The Lower Lake Community Action Group has provided a Letter of Support attesting to the benefits to the community and individuals of Restoration House (See Appendix C). Similar programs have been in operation throughout various counties in California, such as Mendocino, Napa, Sonoma, Marin, Yolo, and San Francisco. These programs result in significant costs savings to the hospital, health care, and public systems as well as an improvement in the overall health and well-being of individuals in the community.

Cost savings are measurable in dollars and cents due to:

- Decrease in the length of stay in the hospital due to appropriate discharge placement
- Decrease in avoidable readmission to the hospital due to correct, timely aftercare
- Decrease in ER visits due to appropriate utilization of outpatient services
- Decrease in EMS calls and transport due to timely access to services
- Decrease in police encounters due to improved functionality within the community

Restoration House demonstrated within the first 6 months of opening its doors the following outcomes resulting in measurable cost savings:

- 92% decrease in 911 responses
- 78% reduction in Emergency Room utilization
- 66% reduction in length of stay in the hospital
- 67% increase in appropriate outpatient utilization

Services

Upon discharge from area hospitals and emergency rooms, clients are referred to Hope Center for a thorough assessment of their medical, aftercare, and social needs. Residents must be ambulatory, able to dress independently, able to take care of their personal hygiene needs, able to report for meals, and able and willing to participate in self care.

In addition to a safe, clean, and stable healing and living environment, residents receive medical respite care, intensive case management, and individual assessment for aftercare, social needs, and support services for optimum recovery and recuperation.

Services include:
IOPCM (Intensive Outpatient Case Management)
Nutritious Meals

Transportation
 Counseling and Behavioral Therapy
 Employment Services
 Spiritual Services
 Coordination of Community Services

Management and Operations

The Hope Center's management and operations are modeled after the successful functioning and accomplishments of Restoration House in Lower Lake, Lake County's first medical respite program, and after the COTS program in Petaluma, California. Management, operational, and clinical policies and procedures are based on the national-level Standards of Medical Respite Programs.

Adventist Health Clear Lake, as the fiscal agent for Hope Rising's Hope Center, will manage and operate Hope Center and ensure that best practices are followed throughout the renovation and development of operations, management, security policies, program development, staffing, partnership development, occupancy, program services, and day-to-day operations. Adventist Health Clearlake has entered into a 15-year agreement with Partnership HealthPlan of California, the renovation project funder, to maintain and sustain operations during this period (See Appendix D).

Additionally, Hope Center will receive year-long consulting and design support from The National Center for Complex Health and Social Needs/Camden Coalition. This nationally-recognized leader in supporting complex and vulnerable patients will ensure that Lake County has access to expert guidance and coaching, and that it is designed using national best practices.

The Center is staffed on-site 24 hours a day for supervision and assurance of timely referrals from Lake County hospitals and emergency rooms.

Safety and Security

The safety and security of the community, neighborhood, clients, residents, staff, and visitors are a priority for the Hope Center. All policies, procedures, and client and resident guidelines are designed to promote safety and security, and to eliminate loitering, uninvited visitors, noise, and parking issues. Safety and security policies and procedures are monitored and evaluated on an ongoing basis. The safety and security policies are modeled after Restoration House, in Lower Lake, the COTS program in Petaluma, and other national best practices. In its first year of operation, law enforcement was never summoned to Restoration House and there were no complaints by neighbors.

Upon site acquisition, Shelly Trumbo, Director of Community Wellness for Adventist Health Clearlake and Executive Director for Hope Rising, will be designated as the primary contact for the Hope Center project. Ms. Trumbo is available to the neighbors and community for voicing suggestions, concerns, and needs at present and on an ongoing basis.

All residents referred to Hope Center receive a complete assessment for eligibility, appropriateness for services offered, and their commitment to successfully participate in services. Each resident signs a “Community Agreement” that includes a code of conduct agreeing to abide by all policies and participate in their own self-care, as well as a notification of policies for discharge from the program (Appendix E).

For example, policies are adopted to maintain a safe, quiet, and clean property and neighborhood:

- A daily curfew and designated quiet time schedule
- Limited and scheduled visiting hours
- A smoke free policy for building and provision of a designated smoking area
- Prohibition on possession or use of alcohol or other substances or paraphernalia
- Prohibition on possession of weapons of any type

Parking

The majority of residents do not own vehicles. The on-site staff is small, visitors are limited, services provided by community partners are scheduled on an as-needed basis, and hours are limited to assure that parking is not an issue and traffic is minimal.

Sustainability and Ongoing Operations

Adventist Health Clear Lake (AHCL), acting as the fiscal agent for Hope Rising, received a capital grant for the purchase and renovation of the property from Partnership HealthPlan of California (PHC), the Medi-CAL Managed Care provider in Lake County. AHCL has provided a letter of agreement to PHC to sustain the property and programming in good condition for a period of 15 years assuring that it will not become a public nuisance (See Appendix C). AHCL has the capacity and track record of sustaining similar projects and buildings

The cost savings to the local hospitals created by the timely discharge of patients and the reduced length of hospital stay, which prevent avoidable re-admissions and the appropriate use of the Emergency Room, provides funding for the ongoing operational expenses of the program.

Benefit to the Community/Summary

The Hope Center’s medical respite program and support services will promote the recovery and recuperation of community members who are too vulnerable to recover from a physical illness or injury independently and are in need of intensive case management services to improve their functionality within the community. The Hope Center’s programs will result in significant cost savings to the local hospital, healthcare system, and public services, promote a higher quality of life for vulnerable community members and improve overall community wellness.

Appendices:

- Appendix A: Hope Rising Membership Roster
- Appendix B: Conceptual Drawing of Floor Plan
- Appendix C: Lower Lake Community Action Group Letter of Support
- Appendix D: Adventist Health Clearlake Letter of 15 Year Management Commitment
- Appendix E: Resident Community Agreement

APPENDIX A



HOPE CENTER



Governing Board Members:

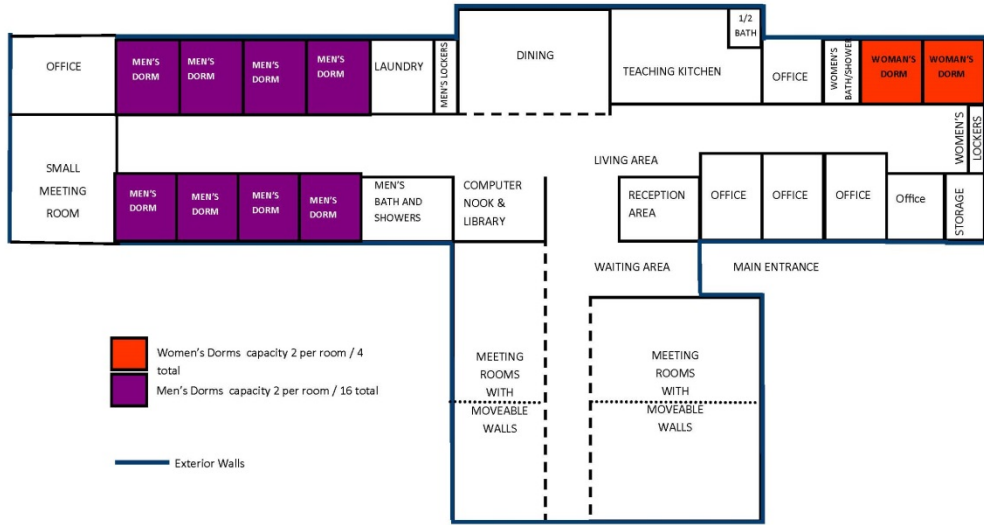
- Tawny Bailey, Redwood Community Services
- Patty Bruder, North Coast Opportunities
- Dr. Marshall Kubota, Partnership Health Plan
- Steve Wylie, Woodland Community College
- Crystal Markytan, Department of Social Services
- Todd Metcalf, County of Lake, Behavioral Health
- Dan Peterson, Sutter Lakeside Hospital
- Denise Pomeroy, County of Lake, Public Health
- Carole Press, Mendocino County Health Clinic
- David Santos, Adventist Health Clear Lake
- Tina Scott, County of Lake, Board of Supervisors

Ex Officio Members:

- Marvin Avilez, Way to Wellville
- Mike McGuire, State Senator

Appendix B

HOPE RISING CENTER FOR TRANSFORMATION—CONCEPTUAL DRAWING*



*NOT TO SCALE

Lower Lake Community Action Group

APPENDIX C

P.O. Box 614 • Lower Lake, CA 95457



TO: City of Clearlake
FROM: Lower Lake Community Action Group
DATE: July 1, 2018

This letter is in support of the proposed Adventist Health use of the facility located at Emerson Street. We have maintained close contact and collaboration with their existing facility, Restoration House, which is located on Main Street in Lower Lake. Adventist Health Clear Lake staff have attended our meetings requesting feedback and providing updates whenever invited. We have experienced the residents and staff as being good neighbors and contributing to our community.

Since opening their doors approximately one year ago, there have been zero incidences requiring any outside assistance of any law enforcement or emergency personnel. Restoration House is quiet and self-contained. Several of us have toured the facility and it is warm, comfortable environment for respite and healing.

We have complete faith that, through their leadership, this proposed facility will be operated with the same skill we have observed at Restoration House and will be an asset to the Clearlake community.

Sincerely,

Mike Dean

President





APPENDIX D

Administration Department
15322 Lakeshore Drive, Suite 201
Clearlake, CA 95422
707-995-5656
AdventistHealthClearLake.org

March 12, 2018

Dear Partnership Health Plan Representatives,

Adventist Health Clear Lake (AHCL) is honored to be the lead fiscal entity for the Hope Rising Center for Transformation (Hope House). This transitional housing facility will fulfill the great need for housing and shelter that has been a huge gap in services in Lake County for decades. On behalf of the Hope Rising leadership, AHCL board of directors, staff, and our community partners, I want to THANK YOU for this opportunity to provide life changing services to the most in need.

Alongside our partner organizations in Hope Rising, this year we made a bold statement – that **Housing is Health**. Hope House is more than a housing facility, it's the first push in a movement for a better quality of life for those we serve.

At AHCL, our mission is to live God's love by inspiring health, wholeness and hope. This is truly a point where mission work, meets fiscal responsibility, meets quality, meets outcomes – true mission integration. Our organization is committed to managing this transitional housing project and its sustainability for the long haul. We will see it through and ensure that this facility continues to serve this identified population through the 15 years committed through this grant.

Thank you for helping to make this investment at ground level – to be that hand that makes the initial push. You have given our community the ability to initiate our vision for a safe place for these individuals to lay their heads – free of guilt or shame – where they will be supported physically, mentally and spiritually without judgment. Good things are coming, and we look forward to sharing the outcomes with you. Thank you!

Respectfully,

David Santos
Chief Executive Officer

APPENDIX E

PROJECT RESTORATION COMMUNITY AGREEMENT

Restoration House is a transitional living environment that provides a safe and secure place to heal for clients of Project Restoration seeking to achieve health, wholeness and hope. It is community centered living that is based on three primary rules: 1) to choose health 2) to live into your best self and 3) to participate in community. Participation in Project Restoration is voluntary. By entering into Project Restoration you agree to these values and to support this agreement by your behavior.

I will choose health.

- I understand that the primary purpose of my participation in Project Restoration is to work towards health. I will incorporate goals and behaviors into my daily life that show health is my priority. I am in control of my health decisions, and to make informed decisions I will work with my health team as partners, prioritize medical appointments, and take medications only as prescribed.
- Restoration House is a sober living community. I will not use alcohol, in our out of the house, while I live here. I will not possess or use illegal drugs. I will keep no paraphernalia for their use at the house. I will not "hang out" with the people or frequent the places that led to this behavior in my past. I will not bring known drug users to the house or property at any time.
- I will honor curfew/quiet hours from 10PM to 7AM so that I and others have the best environment for rest and health.

I will live into my best self.

- I will be impeccable with my word. I will use my words to empower myself and others, refraining from gossip. I will not talk about people who live in the house with others but will communicate directly with my housemates and staff.
- I will work the program to obtain the fullest benefit for my future; this includes attending the weekly House meetings, Support Groups, Monday-Friday nightly resident meetings, and a one on one (1:1) with the Program Staff each week unless I have a preapproved reason for absence.

I will participate in community.

- I will not disrespect others based on ethnicity, religion, gender, sexual orientation, handicap, lifestyle choices, or economic status. We all have the right to expect dignity and opportunity.
- For my own safety as well as the safety of others, I will not carry a weapon or act violently toward others or myself. I will not keep a weapon at the house.
- I will respect other people's property and community property. I will not steal from others or from the resources of the house.
- I agree to complete my assigned chores; this may include helping with kitchen duties, community garden, maintenance and clean-up crews, helping plan activities and other jobs that need to be shared by community members.
- I understand my room and locker may be searched by the Project Coordinator, with one other witness present, without warning, if it appears I am violating this agreement.
- I understand this is a summary only and will read the entire House Manual.

Resident Signature & Date: _____

Project Restoration Staff: _____

Site Photos:



Photo No. 1: Northeasterly view project building and site from the intersection of Emerson and Olympic



Photo No. 2: Southeasterly view of project building and site from across Emerson.



Photo No. 3: Northwesterly view from project site. House and vacant property.



Photo No. 4: Southwesterly view from project site. Vacant property.



Photo No. 5: Easterly view of project site. Note residential uses to west of Project site.



Photo No 6: Northeasterly view. See veterinary clinic to north of Project site.