



PLANNING COMMISSION SPECIAL MEETING

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

Tuesday, April 22, 2025

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/83030099969?pwd=Eg6yqbjTLmpGUMh0ObJEcrt4xX6Bpq.1>

Passcode:893651

Join via audio:

+1 669 444 9171 US

Webinar ID: 830 3009 9969

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. BUSINESS

1. Swearing In of New Planning Commissioners

F. PUBLIC HEARING

2. Consideration of Conditional Use Permit, CUP 2024-04, and corresponding environmental filing, Categorical Exemption, CE 2024-08 to allow live music events within an existing restaurant and bar, commonly known as Self Made Billiards & Taqueria located at 14642 Lakeshore Drive, Unit A, Clearlake, CA further described as Assessor Parcel Number 040-194-05.

Recommended Action: Adopt Resolution 2025-02

G. BUSINESS

3. Presentation of Meeting Norms and Procedures

H. CITY MANAGER AND COMMISSIONER REPORTS

I. FUTURE AGENDA ITEMS

J. ADJOURNMENT

POSTED: April 21, 2025

BY:



Melissa Swanson, City Clerk



City of Clearlake
Planning Commission

STAFF REPORT	
SUBJECT: Conditional Use Permit, CUP 2024-04 Categorical Exemption, CE 2024-08	MEETING DATE: April 22, 2025 6:00 p.m.
SUBMITTED BY: Michael Taylor, Associate Planner	
REPORT PURPOSE: <input checked="" type="checkbox"/> Action Item <input type="checkbox"/> Discussion <input type="checkbox"/> Information Only	
LOCATION: 14642 Lakeshore Drive Unit A Clearlake, CA 95422	APPLICANT: Jose Tapia (Self Made Billiards & Taqueria)
APN: 040-194-05	PROPERTY OWNER: Jose Alejandro Tapia Jr.
ZONING: General Commercial (GC)	GENERAL PLAN: Commercial

WHAT IS BEING ASKED OF THE PLANNING COMMISSION:
 The Planning Commission is being asked to consider Conditional Use Permit, CUP 2024-04, and corresponding environmental filing, Categorical Exemption, CE 2024-08 to allow live music events within an existing restaurant and bar, commonly known as Self Made Billiards & Taqueria (Business) is located at 14642 Lakeshore Drive, Unit A, Clearlake, CA further described as Assessor Parcel Number 040-194-05.



BACKGROUND/DISCUSSION:

The Business is in the Self-Made Plaza (plaza), a small neighborhood center, about 0.70 acres in size, fronting the Lakeshore Drive general commercial corridor. The Plaza is comprised of two multi-tenant buildings and a freestanding tenant building. The Business is in the larger of the 3 buildings and is approximately 5,100 square feet in floor area, which includes 3 tenant spaces, Units A, B, and C (Attachment B, page 012). Other types of businesses in the center include dog grooming, hair salon, and apparel.

Surrounding Uses

Within 300 feet of the plaza there are a mix of uses including medium density residential to the northeast, general commercial and mixed-use to southwest along Lakeshore, and general commercial to the northwest and southeast (Attachment C). Redbud Park is approximately 300 feet southwest as the crow flies.

Access and Parking

Primary vehicle and pedestrian access are from Lakeshore Drive. Emory Avenue, a southeast northwest local collector road, serves as primary access to residential neighborhoods, as well as secondary access for the center. The center shares 150 lineal feet of frontage with Emory Avenue, and an existing fence and access gate are along the rear property line. There are approximately 47 onsite parking spaces.

RESTAURANT:

Current Operation

The business currently operates as a full-service establishment that includes a food service component, bar service, and a designated billiards area and the applicant holds an active Type 41 Beer and Wine license (license number 654005).

A Type 41 license is issued to bona fide eating establishments by the California Department of Alcoholic beverage Control permitting the on- and off-site sale of beer and wine, provided the primary use of the premises remains food service. Distilled spirits are not permitted, except for limited use in cooking purposes (such as brandy, rum, or liqueurs). The license requires the establishment to maintain suitable kitchen facilities and to demonstrate substantial sales of meals for on-site consumption. The license type is subject to the Responsible Beverage Service requirements and requires alcohol servers and managers of alcohol servers to be certified. This license type also allows minors on the premises.

Occupancy

The billiards hall, bar and restaurant are in 2 (two) tenant spaces, Unit A and Unit B. Unit A, which is the focus of the use permit, houses the bar and billiards hall, and Unit B is a dining area. Unit A is approximately 2,350 square feet of area and Unit B is approximately 1,145 square feet in area: total floor area of 3,495 square feet. The maximum occupancy for Units A and B combined is 185 people, as determined by the City of Clearlake Building Department.

Maximum occupancy per room

- Billiards Hall (Unit A) - 120
- Bar Room (Unit A) - 5
- Dining Room (Unit B) - 60

The current hours of operation are 11:00 a.m. to 10:00 p.m. Tuesday through Sunday, and closed on Mondays.

Proposed Live Music - Unit A

The applicant proposes adding live music to the billiards hall and bar operations which will be in Unit A. A stage, dance floor, and the replacement of pool tables with dining tables and chairs will be for each live music event (Attachment B, page 012). Food, beverages, beer and wine will be available during the live music sessions.

- Hours of operation proposed
 - Music venue with food service: 10:00 p.m.-1:30 a.m. (Friday and/or Saturday, Holidays, for a maximum of 30 times per year)
 - Dining room 11:00 a.m.-10:00 p.m. (Tuesday-Sunday)
 - Billiards, bar, and food service 11:00 a.m.-10:00 p.m. (Tuesday-Sunday)
- Employees: 4 (during music venue)
- Anticipated attendees: 80 customers at music venue not including dining room
- Security: 3 security guards
- Parking: Retail Center: 44 standard spaces, 3 ADA spaces.
- Valet Parking: None proposed.

According to the applicant, a contract for event security with Parks Security (PPO License No. 10906) has been completed for the year 2025 (Attachment B, page 015). Three (3) qualified security guards for each event will manage access points, monitor events, and respond to incidents and emergency situations.

Temporary Use Permits

Temporary use permits were approved by staff allowing live music events prior to application of the conditional use permit. No nuisance reports or violations were reported in conjunction with the temporary use permits.

AGENCY REVIEW:

A request for review (RFR) was distributed by email on October 24, 2024, to the following city departments and agencies, and asked to provide comments (Attachment D).

- City of Clearlake Departments: Building, Code, Police
- Agencies: Lake County Fire, Highlands Water, Lake County Environmental Health, Special Districts

During the review period no adverse comments were received. However, the applicant has been required to remove from the property an open utility trailer filled with garbage and debri (active code case CE-25-0117).

MUNICIPAL CODE:

Zoning

Pursuant to Chapter 18-18 Use Regulations, Section 18-18.010 Uses Allowed by Zones, b. Interpretation of Use Listing. These regulations are intended to permit similar types of uses within each zone. The Director, subject to the appeal procedures of Article 18-36, shall determine whether uses which are not listed shall be deemed allowed or allowed subject to use permit approval in a certain zone. This interpretation procedure shall not be used as a substitute for the amendment procedure as a means of adding new types of uses to a zone.

- *Live music is not specifically allowed nor is it identified as prohibited but is like other uses and in conjunction with other use activities such as a bar and alcoholic beverage consumption would require an administrative or conditional use permit. Live music would be considered an event facility, dance hall requiring a conditional use permit.*

Noise

Pursuant to Chapter V Police Regulations, Section 5-4 Noise Restrictions; Exceptions, a., No person shall produce any noise by any means between the hours of 10:00 p.m. and 7:00 a.m. which when measured within fifty (50') feet of any dwelling or transient accommodation exceeds 55 decibels. “Dwelling” includes apartments, duplexes, mobile homes, and conventional single-family residences. “Transient accommodation” includes hotels, motels, hospitals, travel trailer parks and campgrounds.

The restaurant is located within 50 feet of residential, however the live music is located indoors and at the front of the building. Previously approved temporary use permit did not result in public complaints as far as staff is concerned.

ENVIRONMENTAL REVIEW (CEQA):

The California Environmental Quality Act (CEQA) requires agencies to evaluate the environmental implications of land use actions. Upon review of the application, agency comments, and considering that the project is located within an urbanized area, staff has determined the project to be Categorically Exempt from environmental review in accordance with Chapter 19, Section Class 1 - 15301 (Existing Facilities).

- *Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of “existing facilities” itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use.*

The project aligns with the requirements of CEQA Article 19 Class 3 § 15301 (Existing Facilities) as the operation of live music events will occur within the existing restaurant and bar, commonly known as Self Made Billiards & Taqueria (Business). The operation of the live events does not require the expansion of the current use or structure.

LEGAL NOTICE & PUBLIC COMMENT:

The public hearing was noticed at least ten (10) days in advance in an electronic publication of the Lake County Record Bee on April 12, 2025, and mailed (via USPS) to all surrounding property owners within 300 feet of the subject parcel as required pursuant to the Clearlake Municipal Code.

- All mailing addresses are drawn from the electronic database supplied by the Lake County Assessor Office.
- The City of Clearlake did not receive any written public comment or concerns regarding the project.

FINDINGS OF APPROVAL:

Pursuant to Section 18-28.040, to grant a Conditional Use Permit, the Community Development Director, Planning Commission or City Council must determine the following:

1. That the proposed use will not be detrimental to the health, safety or welfare of people working or living at the site or within the vicinity.
2. The Community Development Director, Planning Commission or the City Council may deny the proposal or attach conditions as deemed necessary to secure the purposes of these regulations.
3. Actions on permit use shall be justified by written findings, based on substantial evidence in view of the whole record.

MOTION/OPTIONS:

1. Move to Adopt Resolution PC 2025-02, A Resolution of the Planning Commission of the City of Clearlake Approving Conditional Use Permit (Attachment A), CUP 2024-04 and Categorical Exemption, CE 2024-08 located at 14642 Lakeshore Drive, Clearlake, CA 95422, further described as Assessor Parcel Number 040-194-05.
2. Move to deny Resolution PC 2025-02, and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate directions to staff.

ATTACHMENTS:

1. Attachment A (Resolution PC 2025-02 / Conditions of Approval)
2. Attachment B (Submitted application for use permit)
3. Attachment C (Zoning)
4. Attachment D (Agency comments received)

RESOLUTION No. PC 2025-02

A Resolution of the Planning Commission
City of Clearlake, State of California
Approving Conditional Use Permit CUP 2024-04 and
Categorical Exemption CE 2024-08
to allow Live Music Performances at an Operating Restaurant

WHEREAS, Jose Tapia. applied for approval of a conditional use permit to allow live music performances at an operating restaurant located at 14642 Lakeshore Drive, Unit A, Clearlake, CA 95422, APN 040-194-0500-000; and

WHEREAS, the following applications have been made in accordance with the following sections of the City Municipal Code/Zoning Code 18-18, and,

WHEREAS, these applications have been processed in accordance with the City’s Environmental Review Guidelines; and

WHEREAS, the project is Categorical Exempt from Environmental Review Pursuant to Article 19, Categorical Exemptions of the State of California Environment Quality Act (CEQA) Statute and Guidelines, Section 15301 (Class 1) Existing Facilities; and

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

WHEREAS, the City’s Zoning designates the project site as “GC” General Commercial as conditioned, the proposed use and design would be consistent with the General Plan; and

WHEREAS, the General Plan designates the project site as Commercial as conditioned, the proposed use and design would be consistent with the General Plan; and

WHEREAS, the project is subject to obtaining a conditional use permit from the Planning Commission in accordance with Section 18-18 regarding live performances; Therefore, in accordance Section 18-28.040 of the Zoning Code regarding use permits, the Planning Commission finds that these uses 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, with the incorporated conditions of approval, referenced as Exhibit A herein, the project complies with the Clearlake Zoning Code.

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 22nd day of April, 2025 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 2024-04
CATEGORICAL EXEMPTION, CE 2024-08
JOSE TAPIA

Pursuant to the approval of the Planning Commission on April 22, 2025, there is hereby granted to Jose Tapia, a Conditional Use Permit CUP 2024-04 and corresponding Categorical Exemption, CE 2024-08 to allow live music performances at an operating restaurant located at 14642 Lakeshore Drive, Unit A, Clearlake, CA 95422, further described as Assessor Parcel Number 040-194-0500-000 is subject to the following terms and conditions of approval.

GENERAL CONDITIONS

1. The use hereby permitted shall substantially conform to the site plan(s), and project descriptions submitted with the application dated October 15, 2024, 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 22, 2025, including all requirements of the City of Clearlake Municipal Codes.
2. The applicant shall submit a Trash Enclosure Plan in accordance with the City Municipal Code and Design Standards to the Community Development Department for review and approval. **Said conditional use permit shall not become valid, vested, or operative until the installation of the Trash Enclosure has occurred.**
3. The operation shall not exceed the maximum occupancy load factor of the rooms, as follows. Maximum total occupancy is 125 persons for Unit A.

a. Billiards room (Unit A):	120 persons
b. Small Barroom Unit A):	5 persons
c. Dining Room (Unit B):	60 persons
4. At all times during the live performances a minimum of 3 (three) security personnel shall be the on premise. For every 50 attendees over the maximum, 1 (one) additional security person shall be provided. In no case shall the total number of patrons exceed the maximum occupancy load factor.
 - a. No minors (under 21) are allowed in the bar area during live music events. Security personnel must verify the age of patrons at the entrance and monitor the bar area to ensure compliance.
 - b. Security personnel shall perform a thorough security check at the entrance for weapons and illegal substances to ensure the safety of all patrons. Any prohibited items discovered during the screening will be managed according to security protocols, and the person may not be granted entry to the premises.
 - c. Access to the premises shall be controlled during live performance events to prevent unauthorized entry.

5. The applicant shall develop and implement an emergency response plan in case of incidents during live performance events. This plan should include procedures for evacuation, medical emergencies, and coordination with city emergency services.
6. The applicant must comply with the city noise ordinance and ensure that sound levels are kept within acceptable limits to minimize disturbance to neighboring properties. No person shall produce any noise by any means between the hours of 10:00 p.m. and 7:00 a.m., which when measured within fifty (50') feet of any dwelling or transient accommodation exceeds 55 decibels.
7. Live performance events must conclude by 1:30 AM and all patrons vacate the premises by this time.
8. The applicant shall always keep a copy of the approved conditions of approval, required County of Lake Environmental Health permits and certifications, and City of Clearlake business license on the premises.
9. Any conditions established pursuant to these regulations shall be met before the use is established, except that the Director, Planning Commission or on appeal, the City Council, may establish a schedule for certain conditions to be met after the establishment of the use. Continuance of the use shall then be contingent on complying with the schedule for meeting the deferred conditions.
10. 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.
11. The operator shall be responsible for paying all sales, use, business and other applicable taxes, and all licenses, registration, and other fees and permits required under federal, state, and local laws.
12. The applicant is responsible for ensuring that all employees including third party vendors are informed of, understand, and agree to abide by the approved plans and project conditions.
13. **Prior to operation**, the permit holder shall meet and operate in full compliance with fire safety rules and regulations of the Lake County Fire District.
14. **Prior to operation**, the permit holder shall meet and operate in full compliance with all required food safety rules and regulations of the County of Lake Environmental Health Division.
15. All building access and bathrooms shall meet the American with Disabilities Act (ADA) requirements and must be reviewed and approved by a Certified Accessibility Access Specialist (CASP). Handicapped accessibility routes and handicapped parking spaces shall not be affected by the operation.
16. **Prior to operation and/or development**, the applicant shall secure/maintain any required permits from the City of Clearlake (Building Department, Planning and Public Works), Fire District, Lake County Air Quality Management District, Lake County Water Resources Department, Lake County Environmental Health Department, Lake County Special Districts and/or all applicable Federal, State and local agency permits.

17. In lieu of installing curb, gutter, and sidewalk improvements along all required frontages, as normally required, the applicant shall pay a fee to the City equal to the cost of installing the improvements to the City standard. This is in recognition of the project's location within the area of a City project including road and pedestrian improvements to the Lakeshore Drive corridor. The costs shall be determined by City Engineer. **Said Conditional Use Permit shall not become valid, vested, or operative until the fee has been paid to the City.**
18. **Prior to Operation**, the applicant shall have obtained and maintain an active a Business License from the City of Clearlake.
19. All graffiti shall be removed on any part of the property within 48 hours of its appearance.
20. All outdoor lighting shall be directed downwards and shielded onto the project site and not onto adjacent properties. All lighting shall comply and adhere to all federal, state, and local agency requirements, including all requirements in darksky.org.
21. The operator shall be responsible to pay all sales, use, business and other applicable taxes, and all license, registration, and other fees and permits required under federal, state, and local laws.
22. 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.
23. Any modifications and/or additions to a use requiring permit approval shall itself be subject to use permit approval. The addition of an allowed use to a premise occupied by a conditionally allowed use shall require permit approval of the type required for the existing use. The Community Development Director shall determine when such an addition and/or change is of such a minor or incidental nature that the intent of these regulations can be met without further use permit control.
24. This use permit does not abridge or supersede the regulatory powers and permit requirements of any federal, state, or local agency requirements, which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain and maintain permits as may be required from each agency.
25. 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.

26. 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.
27. The use permit may be transferred to new owners at the same location/use upon notifying the City Planning Department of said ownership transfer and upon the new owner's written agreement to maintain all conditions of approval.
28. Said Use Permits shall be subject to revocation or modification by the Planning Commission if the Commission finds that there has been:
 - Noncompliance with any of the foregoing conditions of approval; or
 - 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.
29. Said Conditional Use Permit shall be subject to revocation or modification by the review authority if the review authority finds that there has been:
 - a. Noncompliance with any of the foregoing conditions of approval; or
 - b. The Planning 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.
 - c. If the approved use permit is not established within one (1) year of the date of approval or such longer time as may be stipulated as a condition of approval, the use permit shall expire.
 - d. 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: _____

<u>To Be Completed by Authorized Personnel</u>	
Name: _____	Signature: _____
Title: _____	Date: _____



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

INITIAL FEES

Permit Fee	2,200.00
Categorical Exemption Fee	150.00
General Plan Maintenance Fee	25.00
Technology Fee (2%)	47.50
County Clerk Processing Fee for CE/MND (County Requirement)	50.00
Subtotal	2,472.50
3% CC/DC Processing Fee (\$74.18)	
Total	2546.68
Date:	10/15/24
Receipt Number:	4410
File Number:	CUP 20 24 - 04
	CE 20 24 08

APPLICANT

NAME: Jose Tapia
MAILING ADDRESS: 14642 Lakeshore Dr.
CITY: Clearlake
STATE: CA ZIP CODE: 95422
PRIMARY PHONE: 707-321-1076
EMAIL: itselfmade22@icloud.com
SIGNATURE: Jose Tapia

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: _____
MAILING ADDRESS: _____
CITY: _____
STATE: _____ ZIP CODE: _____
PRIMARY PHONE: _____
EMAIL: _____
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: 14642 Lakeshore Dr.
ASSESSOR PARCEL NUMBERS: 040-194-05
PRESENT USE OF LAND: Commercial
WATER SUPPLY: ☒ PUBLIC ☐ GROUNDWATER WELL
SANITATION: ☒ PUBLIC SEWER ☐ SEPTIC SYSTEM
FLOOD ZONE: _____

OFFICE USE ONLY

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

DESCRIPTION OF PROJECT

LIVE BAND EVENTS

I would like to be able to do Live band events or music performances inside the taqueria and billiard hall.
I will provide minimum of 2 security personnels per event and will abide by the city noise ordinance.

event would be 10pm → 1:30AM
60-80 people per event
min 3 security guards per event
30 events per year

RECEIVED

OCT 15 2024

CITY OF CLEARLAKE

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: Billiard Hall and Restaurant

Product or service provided: Billiard Hall Entertainment, Bar and Restaurant

Hours of operation: 11AM to 10PM

Days of operation: Tuesday to Sunday

Number of shifts (normal): 2

Number of shifts (peak): 2

Employees per shift (normal): 2

Employees per shift (peak): 2

Number of deliveries per day: 1

Number of customer per day: 60

Number of pick-ups per day: 1

Lot size: _____

Number and type of company Vehicles: 1

Type of loading facilities: 1

Floor area of existing structures: 3200 SQ FT

Proposed building floor area: 2800 SQ FT

Number of existing parking spaces: 56

Number of proposed parking spaces: N/A

Number of floors: 1

Additional relevant information: Above is the day to day operation of the existing business.

Supplemental Data Continued)

When do you anticipate starting construction?

N/A - Existing Building

How long will construction take?

N/A - Existing Building

What days/times will construction occur?

N/A - Existing Building

What type of construction equipment will be used?

N/A - Existing Building

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

N/A - Existing Building

Will equipment be idling during construction?

N/A - Existing Building

Where will construction equipment be staged/stored?

N/A - Existing Building

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

N/A - Existing Building

Supplemental Data (Continued)

How much grading is anticipated to occur and where?

N/A - Existing Building

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

N/A - Existing Building

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

N/A - Existing Building

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

N/A - Existing Building

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

N/A - Existing Building

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

N/A - Existing Building

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

N/A - Existing Building

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.

N/A - Existing Building

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

N/A - Existing Building

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?

N/A - Existing Building

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

N/A - Existing Building

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

N/A - Existing Building

What are the slopes on project site?

N/A - Existing Building

Supplemental Data (Continued)

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

N/A - Existing Building

Describe methods to be taken to reduce greenhouse gases.

N/A - Existing Building

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

N/A - Existing Building

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

N/A - Existing Building

How will vegetative waste be managed?

N/A - Existing Building

How will growth medium waste be managed?

N/A - Existing Building

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

N/A - Existing Building

Supplemental Data (Continued)

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

N/A - Existing Building

Do portions of the cultivation site periodically flood?

N/A - Existing Building

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

N/A - Existing Building

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

N/A - Existing Building

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

N/A - Existing Building

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

N/A - Existing Building

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

N/A - Existing Building

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.).

N/A - Existing Building

How is the site accessed?

N/A - Existing Building

Describe the amount of traffic the project will generate.

N/A - Existing Building

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

N/A - Existing Building

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

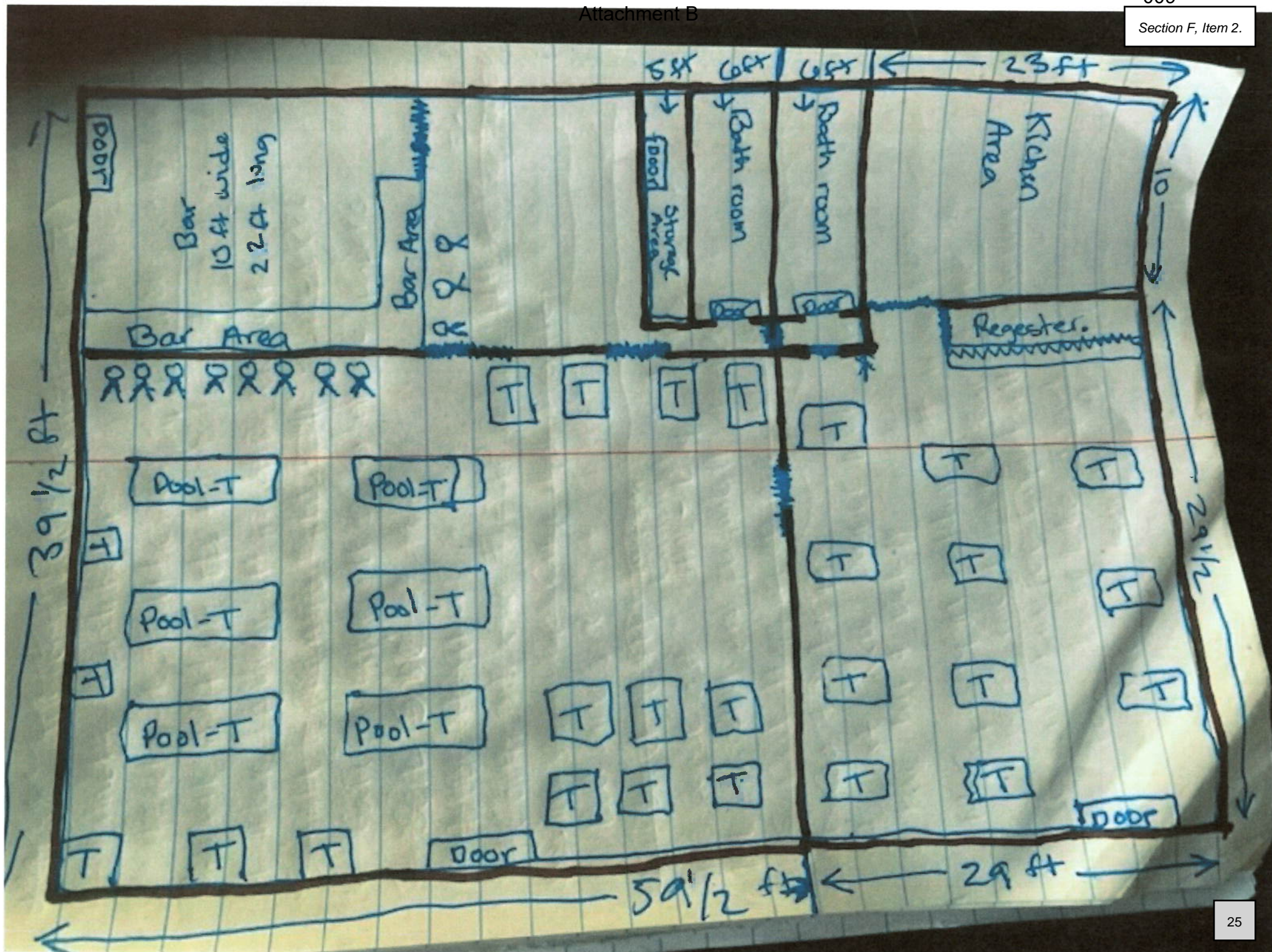
N/A - Existing Building

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?

N/A - Existing Building

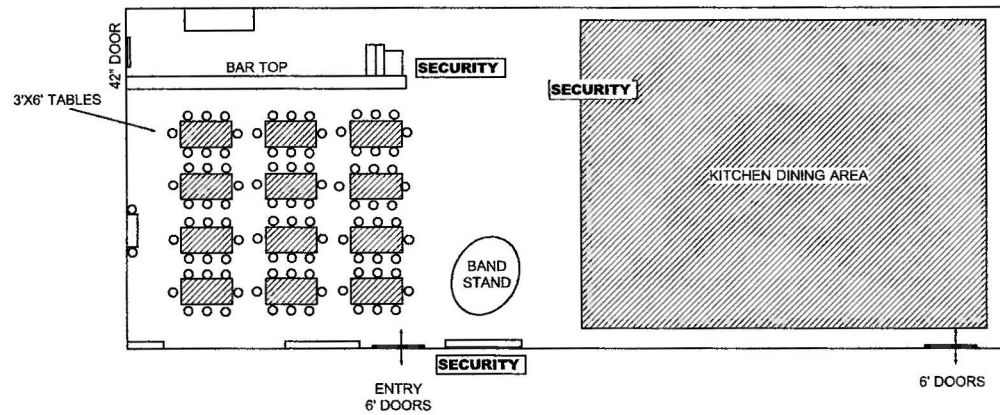
What sources of energy will be used?

N/A - Existing Building



(Ready for Event)





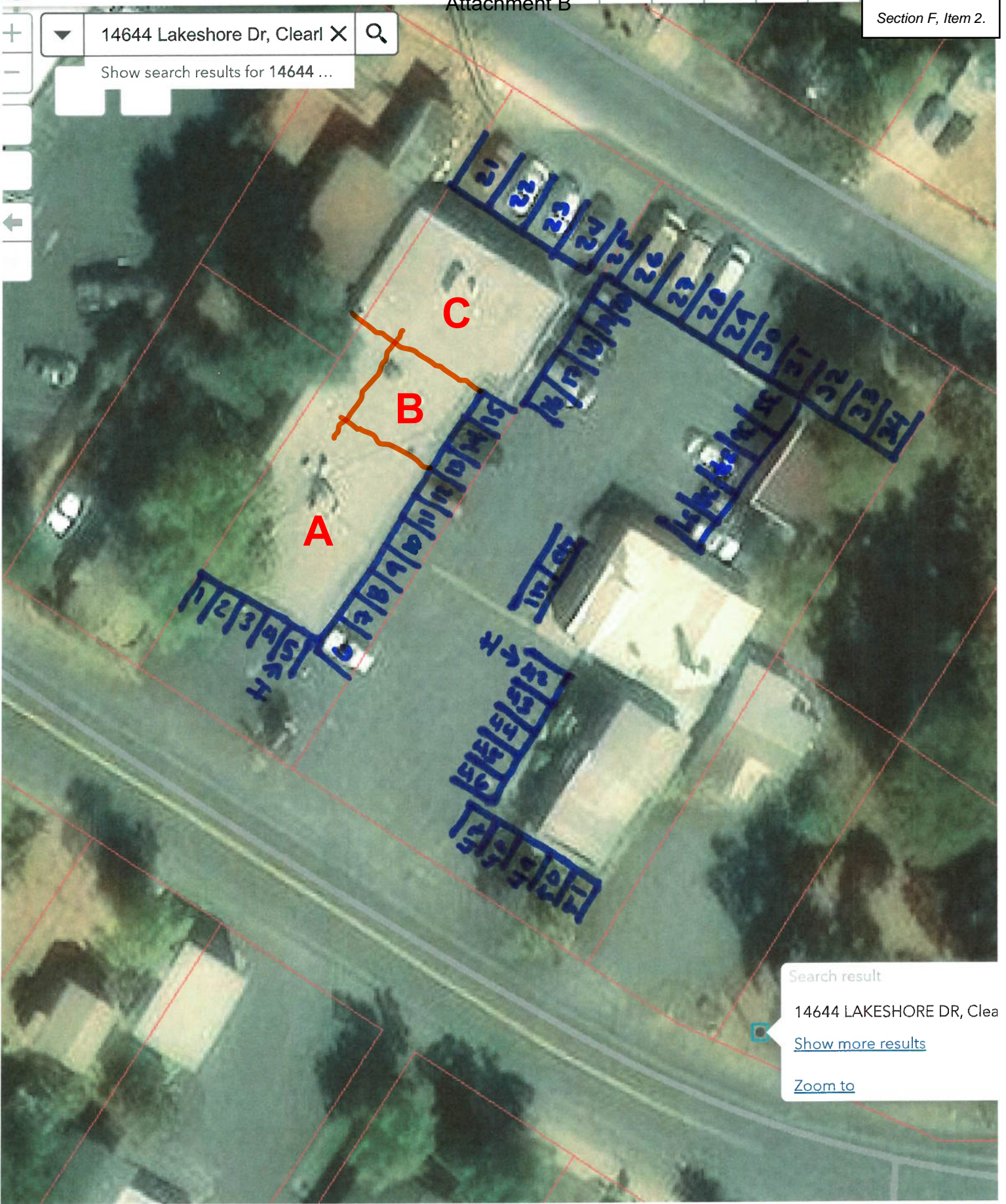
SELF MADE BILLIARDS
14642 LAKESHORE DRIVE, UNIT A
CLEARLAKE, CA

JOSE TAPIA
707-321-1076



▼ 14644 Lakeshore Dr, Clearl X Q

Show search results for 14644 ...



Search result

14644 LAKESHORE DR, Clea

[Show more results](#)

[Zoom to](#)





Total 43 parking spaces

Security Services Contract**Date of Agreement:**

2025 Yearly Contract

Parties Involved:**Client: Self Made Billiards And Taqueria****Security Provider: Parks Security (PPO License No. 10906)****Location of Service:****14644 Lakeshore Dr, Clearlake, CA 95422****Date and Time of Service:**

2025 9pm to Close of Business

Scope of Services:

1. Parks Security will provide three (3) qualified security personnel to monitor and ensure the safety and security of the event and its attendees.
2. The security team will manage access points, monitor crowd behavior, and respond promptly to any security incidents as necessary.
3. Security personnel will maintain a visible presence and will assist in emergency situations in accordance with standard security protocols.
4. Security personnel will interact professionally and courteously with guests, staff, and event organizers.

Compensation and Payment:

The client agrees to compensate Parks Security as outlined below:

- **Service Fee:** To be determined based on hourly rates or a flat event fee, as discussed.
- **Payment Terms:** Full payment is due within 5 days after the completion of service, unless otherwise agreed upon by both parties.

Termination Clause:

Either party may cancel this agreement in writing with a minimum of 72 hours' notice prior to the event date. If cancellation occurs within this period, a cancellation fee may apply.

Acceptance of Agreement:

This contract represents the entire understanding and agreement between the parties. Any amendments or changes to this agreement must be in writing and signed by both parties.

Signature (Client): **Date:** 12-26-24**Printed Name (Client):** Self Made Billiards And Taqueria**Signature (Security Provider):** **Date:** 12/18/2024**Printed Name (Security Provider):** Chavez, Earl R.

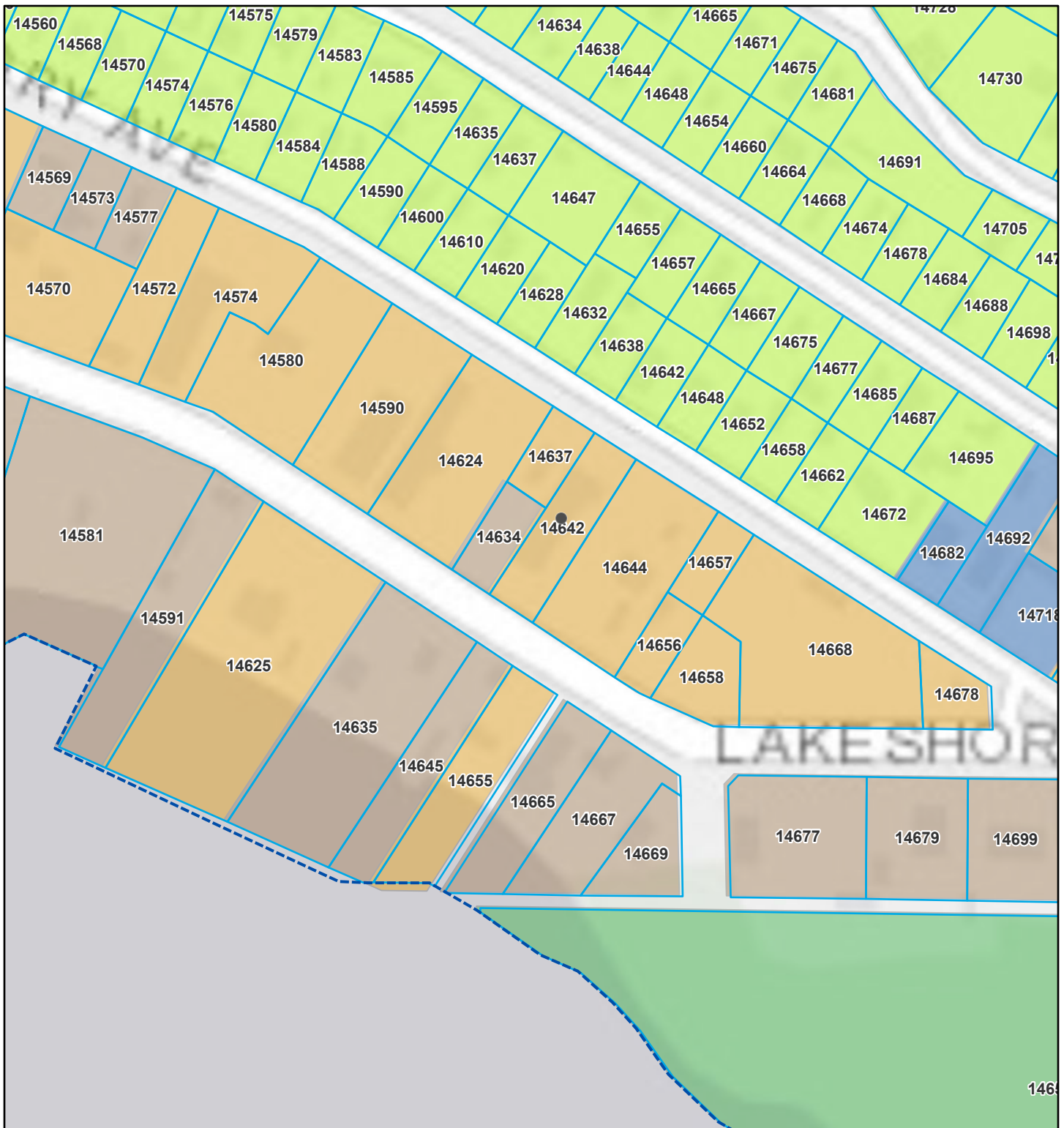
Authorized Representative of Parks Security

This document serves as a formal contract for security services and confirms the details agreed upon by both parties.

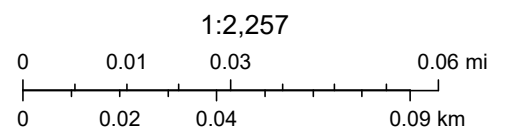
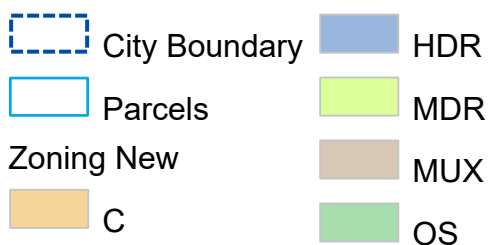
RECEIVED

JAN 06 2025

CITY OF CLEARLAKE



2/6/2025, 4:30:35 PM



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Lake County, CA, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

From: [Priscilla Morales](#)
To: [Michael Taylor](#)
Cc: [Pheakdey Preciado](#); [Craig Wetherbee](#)
Subject: Follow Up- Conditional Use Permit CUP 2024-04, Self Made Billiards & Taqueria, SR0005651
Date: Wednesday, November 13, 2024 12:11:03 PM
Attachments: [Follow Up Tapia"s Self Made Billiards & Taqueria SR0005651.pdf](#)

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.

Good afternoon Michael,

Please see the attached file for Environmental Health Division's comments. Please reach out if you have any questions.

Respectfully,

Priscilla Morales
Environmental Health Specialist
County of Lake, Health Services
Environmental Health Division
922 Bevins Court, Lakeport, CA 95453
707-263-1164 ext 118

WARNING: This email and any attachments may contain private, confidential, and privileged material for the sole use of the intended recipient. Any unauthorized review, copying, or distribution of this email (or any attachments) by other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this email and any attachments.



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

Anthony Arton
Health Services Director

Noemi Doohan, MD, PhD, MPH
Public Health Officer

Craig Wetherbee
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: November 13, 2024
TO: Michael Taylor, Associate Planner
FROM: Priscilla Morales, Environmental Health Specialist II
RE: Conditional Use Permit, CUP 2024-04/SR0005651
APN: 040-194-05

At this time, our office is able to grant permission for the food facility to have a music venue (live band or disk jockey). Our office was able to evaluate the food facility (Tapia's Self Made Billiards & Taqueria/PR0004408) on 11/12/2024 and the applicant will continue to follow up with our office to complete any outstanding violations.



COUNTY OF LAKE
HEALTH SERVICES
prevent.promote.protect.

From: [Autumn Lancaster](#)
To: [Michael Taylor](#)
Subject: Re: Request for Review, Conditional Use Permit CUP 2024-04, Self Made Billiards Restaurant & Bar, 14642 Lakeshore Dr., Clearlake
Date: Thursday, November 21, 2024 3:13:29 PM
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.

Hi,

My comments would be;

What is the max occupancy of the combined dining and kitchen area now?

No inspection has been done of this business in last 3 years by LCFPD comments were made yesterday on this businesses BL via OpenGov requesting to schedule a inspection no response yet from applicant.

Respectfully,

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: Michael Taylor <mtaylor@clearlake.ca.us>
Sent: Thursday, November 21, 2024 2:37 PM
To: Autumn Lancaster <ALancaster@lakecountyfire.com>
Subject: FW: Request for Review, Conditional Use Permit CUP 2024-04, Self Made Billiards Restaurant & Bar, 14642 Lakeshore Dr., Clearlake

Hi Autumn, I sent this request for review to postmaster@lakecountyfire.com; but no response back. And after speaking with Tiffany today, office@lakecountyfire.com should have been the email for correspondence. Nevertheless here it is. See below. Was hoping you could look and provide your comments. Thank you.

Best Regards,

Michael Taylor
Associate Planner
mtaylor@clearlake.ca.us

Feb 6, 2025

BL-7143

Lake County Fire Protection District Review/Approval

Business License Application

Status: On Hold

Became Active: Jan 9, 2024

Assignee: Autumn Lancaster

Completed: Aug 21, 2024

Applicant

Jose Tapia jr
jtsselfmade22@icloud.com
603 cherrywood dr
Santa Rosa , Ca 95407
707 3211076

Primary Location

14642 Lakeshore Drive Unit A
Unit A
Clearlake, California 95422

Comments

Autumn Lancaster, Jan 12, 2024

Hello,

Please contact LCFPD at 707-994-2170 or alancaster@lakecountyfire.com (mailto:alancaster@lakecountyfire.com) to schedule a fire life and safety inspection.

-Autumn

Autumn Lancaster, Jul 25, 2024

Please contact LCFPD for a fire inspection. 707-350-4140, alancaster@lakecountyfire.com

Autumn Lancaster, Aug 21, 2024

Please contact LCFPD for a fire inspection. 707-350-4140, alancaster@lakecountyfire.com

Feb 6, 2025

BL-7099

Lake County Fire Protection District Review/Approval

Business License Application

Status: On Hold

Became Active: Nov 14, 2024

Assignee: Autumn Lancaster

Completed: Dec 4, 2024

Applicant

Jose Tapia
mguadalupe707@gmail.com
14642 lakeshore dr suite C
Clearlake, Ca 95422
7073211076

Primary Location

14642 LAKESHORE DR
Clearlake, CA 95422

Owner:

Jose Tapia
14264 MEMORY LANE CLEARLAKE, CA 95422

Comments

Autumn Lancaster, Nov 20, 2024

Hi,
A Fire and Life Safety inspection is required prior to fire department approval. Contact LCFPD at 707-350-4140 or alancaster@lakecountyfire.com

Autumn Lancaster, Nov 27, 2024

Hi,
Our records indicate you have not had a fire and life safety inspection in over 3 years, please contact LCFPD at 707-994-2170 to schedule, or email alancaster@lakecountyfire.com

Autumn Lancaster, Dec 4, 2024

Report from today's inspection has been uploaded. Once invoice is paid and corrections are made fire department review/approval step will be complete.

Autumn Lancaster, Jan 15, 2025

Reinspection and invoice need to be paid prior to approval

Autumn Lancaster, Feb 4, 2025

Applicant called today waiting on Type 1 Hood to be cleaned prior to reinspection

From: [Lori Baca](#)
To: [Michael Taylor](#)
Subject: RE: Request for Review, Conditional Use Permit CUP 2024-04, Self Made Billiards Restaurant & Bar, 14642 Lakeshore Dr., Clearlake
Date: Friday, October 25, 2024 1:20:15 PM
Attachments: [image003.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.

Michael,

The proposed changes will not require any additional Capacity Expansion Fees, since its just adding a stage, dance floor and additional tables, however, the Bi-monthly billing rates may be adjusted once the changes are completed. Our staff can set up a Facility Check when they are all done and ready to open.

Lori A. Baca
Customer Service Supervisor
Lori.Baca@lakecountyca.gov
Office Number (707) 263-0119
Fax (707) 263-3836



From: Michael Taylor <mtaylor@clearlake.ca.us>
Sent: Thursday, October 24, 2024 6:16 PM
To: Michael Taylor <mtaylor@clearlake.ca.us>
Subject: [EXTERNAL] Request for Review, Conditional Use Permit CUP 2024-04, Self Made Billiards Restaurant & Bar, 14642 Lakeshore Dr., Clearlake

Good morning,

Request

Please review the attached application materials and respond with any comments by Friday, **November 8, 2024**, via email: mtaylor@clearlake.ca.us or postal mail: Clearlake City Hall attn. Planning Department, 14050 Olympic Drive, Clearlake, CA 95422.

Applicant: Jose Alejandro Tapia
Property Owner: Jose Alejandro Tapia

From: [Sarah Miller](#)
To: [Michael Taylor](#)
Subject: RE: Request for Review, Conditional Use Permit CUP 2024-04, Self Made Billiards Restaurant & Bar, 14642 Lakeshore Dr., Clearlake
Date: Wednesday, November 6, 2024 1:03:12 PM
Attachments: [image002.png](#)
[image003.png](#)
[CUP 2024-04 RFR.pdf](#)

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.

Please see attached.

Respectfully,

Sarah Miller
Administrative Assistant
Highlands Water Company
14580 Lakeshore Dr.
Clearlake, CA 95422
Phone: 707-994-2393
Fax: 707-994-7654



From: Michael Taylor <mtaylor@clearlake.ca.us>
Sent: Thursday, October 24, 2024 6:16 PM
To: Michael Taylor <mtaylor@clearlake.ca.us>
Subject: Request for Review, Conditional Use Permit CUP 2024-04, Self Made Billiards Restaurant & Bar, 14642 Lakeshore Dr., Clearlake

You may provide agency comments here:

Highlands Water Company has no comments at this time.

Thank you.

Date: 11/6/2024

Agency: Highlands Water Company