



PLANNING COMMISSION MEETING

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

Tuesday, June 08, 2021

6:00 PM

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

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

Balancing the health risks associated with COVID-19, while appreciating the public's right to conduct the people's business in a transparent and open manner, the City wants you to know that you can submit your comments and questions in writing for Planning Commission consideration by sending them to the Assistant Planner Susanna Amaro-Gutierrez at sgutierrez@clearlake.ca.us. To give the Planning Commission adequate time to review your questions and comments, please submit your written comments prior to 4:00 p.m. on the day of the meeting.

Beginning April 1st, 2021, the public may attend Planning Commission meetings in person. However, the Council Chambers will have limited capacity and attendees must adhere to masking and social distancing mandates. You may view the meeting live on YouTube at the City of Clearlake's YouTube Channel (https://www.youtube.com/channel/UCTyifT_nKS-3woxEu1ilBXA) or "Lake County PEG TV Live Stream" at <https://www.youtube.com/user/LakeCountyPegTV/featured>.

AGENDA

Zoom Link: <https://clearlakeca.zoom.us/j/98081621802>

AMERICANS WITH DISABILITY ACT (ADA) REQUESTS

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

AGENDA REPORTS

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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

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

ADOPTION OF THE AGENDA

BUSINESS

1. Newly Proposed Design Options for Commercial Cannabis Operation
Recommended Action: Adopt Planning Commission Resolution No. PC 2021-15, approving Option C of the Exterior Elevation Drawings for the previously approved commercial cannabis operation at 2560 Highway 53, further described as assessor's parcel number 010-048-050-00.

CITY MANAGER AND COMMISSIONER REPORTS

FUTURE AGENDA ITEMS

ADJOURNMENT

POSTED: June 3, 2021



Melissa Swanson, Administrative Services Director/City Clerk



STAFF REPORT
CLEARLAKE PLANNING COMMISSION
For the of Meeting of June 8, 2021

To: Clearlake Planning Commission
From: Mark Roberts, Senior Planner

Application File: Conditional Use Permit Applications¹ CUP 11-20, 12-20, & 13-20
 Development Agreement DA 2021-02; Initial Study IS 2021-01

Subject: Newly Proposed Design Options for Commercial Cannabis Operation

Data Summary

Location: 2560 Highway 53
Assessor's Parcel: 010-048-050-000
Applicant/Owner: Green Growth Solutions LLC; Rep. Joseph Gustafson
Zoning Designation: Industrial (I); Cannabis Business (CB); Scenic Corridor (SC)
General Plan: Industrial

I. Recommendations:

Adopt Planning Commission Resolution No. PC 2021-15, approving Option C of the Exterior Elevation Drawings for the previously approved commercial cannabis operation at 2560 Highway 53, further described as assessor's parcel number 010-048-050-00.

II. Background/Situation:

On Monday, May 17, 2021, a duly noticed special meeting of the City of Clearlake Planning Commission, a Public Hearing was held for Conditional Use Permit applications CUP 11-20, 12-20, and 13-20 authorizing the commercial cultivation, processing, and distribution of cannabis at 2560 Highway 53 as proposed by Green Growth Solutions (Rep. Joseph "Joey" Gustafson). Both the Use Permit applications and accompanying Development Agreement DA 2021-02 *were approved by a unanimous, roll call vote*, subject to additional design review by the Commission.

There was a request to reconvene in order to consider additional design proposals due to the project's location in the Scenic Corridor², to which the applicant agreed. The Commission concluded that there

¹ Approved by PC May 17, 2021 by Resolution PC 2021-13

² Not Officially recognized by the California Department of Transportation as a Scenic Highway, according to the "List of eligible and officially designated State Scenic Highways" on the *Scenic Highways* page of the CalTrans official website: https://dot.ca.gov/-/media/dot-media/programs/design/documents/design-and-eligible-aug2019_a11y.xlsx

was sufficient project information presented to be able to move forward with approval with the direction that Staff provide exterior elevations design alternatives for discussion. The applicant has created three (3) new potential exterior elevation drawings for consideration. To clarify, this meeting will only be addressing the design of the structure(s) and will **not** impact the validity of the previously approved Use Permits.

Upon administrative level review, Staff has agreed to recommend "Option C" (Attachment 5) as the most appropriate design alternative considering the distinct roof pitch and added structural breakup, diminishing the building's overly industrial facade (despite its location in the corresponding zoning district) and overall visual monotony.

III. Attachments:

1. Resolution PC 2021-15
2. Exterior Elevation Option A
3. Exterior Elevation Option B
4. New Exterior Elevation Option C

RESOLUTION PC 2021-15

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CLEARLAKE APPROVING OPTION “C” OF THE EXTERIOR ELEVATION
DRAWINGS FOR THE APPROVED COMMERCIAL CANNABIS OPERATION
LOCATED AT 2560 HIGHWAY 53, FURTHER DESCRIBED AS ASSESSOR PARCEL
NUMBER (APN): 010-048-050**

WHEREAS, on June 8, 2021, the City of Clearlake Planning Commission has accepted and approved Option C of the Exterior Elevation Drawings for the approved Commercial Cannabis Operation [*Conditional Use Permits, UP 11-20 (Cultivation); UP 12-20 (Processing), UP 13-20 (Distribution), and Cannabis Business/Regulatory Permit*] for Green Growth Solutions LLC. (Joey Gustafson) located at 2560 Highway 53, Clearlake, CA 95422 further described as APN: 010-048-050, in the “I” Industrial Land Use Designation and within the “CB” Commercial and “CB” Delivery Only Cannabis Overlay Designations; and

WHEREAS, Green Growth Solutions LLC. (Joey Gustafson) shall adhere to all previously approved conditions of approval pursuant to Planning Commissions Resolution PC 2021-13; and

WHEREAS, the on May 17, 2021, the City of Clearlake Planning Commission determined the proposed use, as approved and conditioned, conforms to the City’s Zoning Regulations and is consistent with General Plan designation (Industrial); and

WHEREAS, on May 17, 2021, the City of Clearlake held a noted public hearing in accordance with the City of Clearlake Municipal Code, including notifying all parcels within 600 feet of the subject parcel. During the public hearing of May 17th, 2021, the city did not receive any adverse comments. Therefore, the City of Clearlake Planning Commission approved and found the use permits in accordance with Section 18.14.445 (b) of the Zoning Code and the approved 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; and

WHEREAS, on May 17, 2021, the City of Clearlake Planning Commission found the project underwent environmental review pursuant to the California State Environmental Quality Act (CEQA) and adopted a Mitigated Negative Declaration (MND); and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Clearlake approves “Option C” as presented in the Exterior Elevation Drawing discussed at a regularly scheduled meeting, in coordination with the previously authorized Commercial Cannabis Operation, located at 2560 Highway 53, Clearlake, CA 95422 further described as APN 010-048-050.

PASSED AND ADOPTED on this 8th day of June 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman, Planning Commission:

Kathy Davis

ATTEST: _____

City Clerk - Planning Commission



1
A4.1 RENDERING LOOKING SOUTHEAST
1/10" = 1'-0"



2
A4.1 RENDERING OF ENTRY
1/10" = 1'-0"



3
A4.1 RENDERING LOOKING NORTHEAST
1/10" = 1'-0"

HIGHWAY 53 BUILDING - Option A

0 5 10 20
CLEARLAKE, CALIFORNIA

DATE: DECEMBER 10, 2020

WIX JOB #: 2014.01

4849 OLD REDWOOD HIGHWAY, SANTA ROSA, CA - (707) 576-7766

A4.1



-Copyright © 2020 WIX Architecture-

Attachment 3 Exterior Elevations - Option B



1
A4.2 RENDERING LOOKING SOUTHEAST
1/10" = 1'-0"

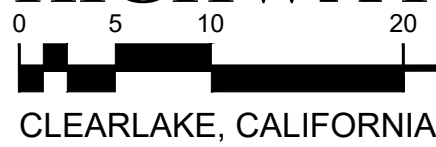


2
A4.2 RENDERING OF ENTRY
1/10" = 1'-0"



3
A4.2 RENDERING LOOKING NORTHEAST
1/10" = 1'-0"

HIGHWAY 53 BUILDING - Option B



DATE: DECEMBER 10, 2020

WIX JOB #: 2014.01

4849 OLD REDWOOD HIGHWAY, SANTA ROSA, CA - (707) 576-7766

A4.2



• Attachment 4 - Exterior Elevation Option C



1
A4.3 RENDERING LOOKING SOUTHEAST
1/10" = 1'-0"



2
A4.3 RENDERING OF ENTRY
1/10" = 1'-0"



3
A4.3 RENDERING LOOKING NORTHEAST
1/10" = 1'-0"