



PLANNING COMMISSION MEETING

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

Tuesday, May 12, 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 Chair 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/87681159772?pwd=vuwdkCZ5nLjwfs6Z2Z3hTpQMXYaYw3.1>

Passcode:540605

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: Review and file

F. PUBLIC HEARING

2. Discussion and Consideration of Conditional Use Permit, CUP 2026-03 to allow an Automobile Tire Shop located at 3510, 3511 and 3520 Redwood Street, Clearlake, CA.

Recommended Action: Adopt Resolution PC 2026-05

G. CITY MANAGER AND COMMISSIONER REPORTS

H. FUTURE AGENDA ITEMS

I. ADJOURNMENT

POSTED: May 8, 2026

BY:



Melissa Swanson, City Clerk



City of Clearlake
Planning Commission

STAFF REPORT	
Subject: Conditional Use Permit, CUP 2026-03 Categorical Exemption, CE 2026-03	Meeting Date: May 12, 2026 6:00PM
Submitted By: Michael Taylor, Associate Planner	
Report Purpose <input checked="" type="checkbox"/> Action Item <input type="checkbox"/> Discussion <input type="checkbox"/> Information Only	
Applicant(s): Mohammad M. Sattar	
Property Owner: Abdul Sattar	
Location: 3511, 3510, & 3520 Redwood Street Clearlake, CA 95422 (APNs: 039-175-45; 039-174-01 & 039-175-02)	

WHAT IS BEING ASKED OF THE PLANNING COMMISSION:

The Planning Commission is being asked to consider Conditional Use Permit, CUP 2026-03, and corresponding environmental filing Categorical Exemption, CE 2026-03, to allow an Automotive Tire Shop located at 3511, 3510, and 3520 Redwood Street Clearlake, CA 95422, further described as Assessor Parcel Numbers 039-174-45, 039-175-01, and 039-175-02.





Figure 2. Shop Buildings



Figure 3. 3511 Redwood Street



Figure 4. 3510 and 3520 Redwood Street

PROJECT SUMMARY:

The applicant proposes to operate a full-service tire and alignment center within three existing buildings located at 3510, 3511, and 3520 Redwood Street in the City of Clearlake (Figure 2). The project is designed to provide a comprehensive tire focused service facility with a clear separation between customer-oriented functions and technical shop operations (no major engine repair, transmission work, or autobody repair is proposed). The business will operate seven (7) days per week from 9:00 a.m. to 5:00 p.m. On-site parking will accommodate employees and customers, and vehicle staging will be limited to active service operations only.

The business will operate across three dedicated buildings, each serving a specific function:

Main Office & Customer Showroom - 3511 Redwood Street:

This building will serve as a public interface for the business. It will include a customer showroom, waiting area, snack bar offering light refreshments, and an accessible restroom facility maintained in compliance with California Health and Safety Code requirements. No heavy machinery or hazardous materials will be stored in this building, ensuring a safe and comfortable environment for customers (Figures 2, 3, & 4).

Inventory & Tire Service - 3510 Redwood Street:

This building will support tire service operations and inventory storage. Equipment will include professional tire mounting/dismounting machines and wheel balancing equipment. The applicant proposes maintaining an inventory of approximately 100 to 150 tires of various sizes, along with related wheel accessories. Tire storage will be organized on commercial-grade racks and maintained in compliance with applicable fire codes, including limits on storage density and a minimum four-foot clearance from the ceiling (Figures 2, 3, & 5).

Alignment & Vehicle Service - 3520 Redwood Street:

This building will be dedicated to vehicle lifting and wheel alignment services. It will house a professional alignment system and two (2) two-post vehicle lifts. All equipment will be installed by licensed/certified professionals and operated in accordance with applicable safety standards (Figures 2, 3, & 5).

Roads and Access:

- *Redwood Street:* Public street (source Clearlake Public & Private Streets)
- *Olympic Drive:* Public street (source Clearlake Public & Private Streets)
- *3524 Redwood Street-Driveway:* Improved with an existing gravel access driveway that services the building at 3520 Redwood Street which provides the Alignment & Vehicle Service portion of the tire business.

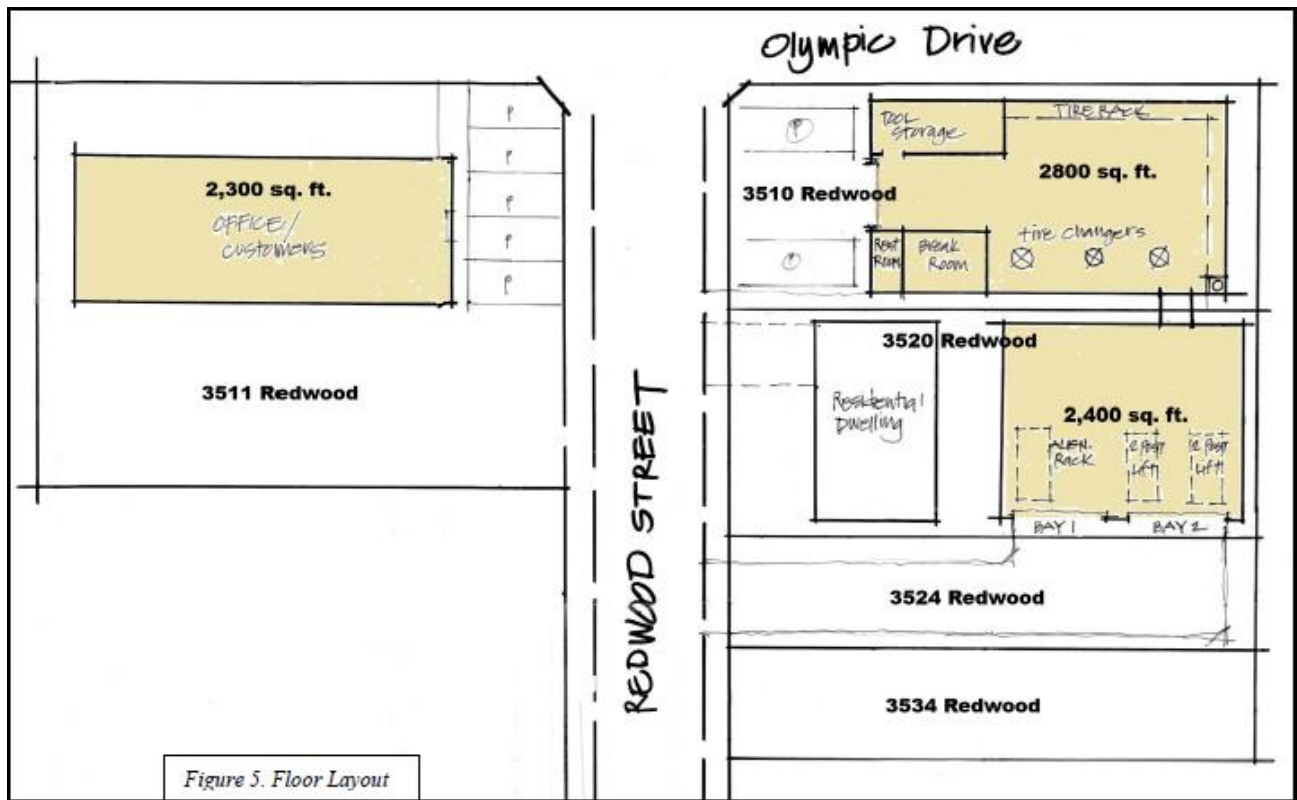


Figure 5. Floor Layout

Safety, Compliance, and Environmental Responsibility:

The applicant has outlined a comprehensive approach to safety and regulatory compliance, as summarized below:

Professional Installation & Safety Equipment:

All specialized equipment, including automotive lifts, alignment systems, and tire service machinery, will be installed by licensed professionals. Electrical work and equipment setup will comply with applicable building codes and occupational safety standards, ensuring a safe working environment.

Licensing and Regulatory Compliance:

The business will obtain and maintain all required City of Clearlake and State of California permits and licenses. The operation will be registered as an Automotive Repair Dealer (ARD) with the Bureau of Automotive Repair and will adhere to all applicable consumer protection and operational regulations.

Environmental Responsibility (Waste Tire Management):

The business will register as a Tire Generator with Cal Recycle and obtain a Tire Program Identification (TPID) Number. Waste tires will be collected on a weekly or bi-weekly basis by a registered waste tire hauler. The applicant will maintain all required manifests and Tire Disposal Certificates to ensure full compliance with State regulations governing waste tire handling and disposal.

Workplace Standards:

The applicant will maintain a clean and organized facility in compliance with occupational safety requirements, including proper signage, equipment maintenance, and adherence to hazardous material handling protocols.uk

AGENCY REVIEW:

A Request for Review (RFR) was distributed by email on March 25, 2026, to applicable city departments and county agencies, with comments requested by April 8, 2026. During the review period, the city did not receive adverse comments or concerns from the following departments and agencies:

- *Clearlake Engineering & Building*
- *Clearlake Police & Code Enforcement Departments*
- *Lake County Fire Protection District*
- *Lake County Air Quality Management District*
- *Lake County Assessor & Tax Collector*
- *Lake County Environmental Health Department*
- *Lake County Special Districts*

CURB, GUTTER, AND SIDEWALK IMPROVEMENTS (OLYMPIC DRIVE FRONTAGE)

The Clearlake Municipal Code requires the installation of curb, gutter, and sidewalk improvements along street frontages in conjunction with discretionary permits (*such as use permits, parcel maps, etc.*) and qualifying site improvements. Throughout the application process, City staff has discussed these requirements with the applicant on multiple occasions. During our discussions, the applicant has acknowledged this requirement and has expressed commitment in completing the installation of curb, gutter, and sidewalk along the project frontage prior to commencing operations. A Condition of Approval has been incorporated to ensure compliance.

To implement these improvements, the applicant will retain a California Licensed Civil Engineer to prepare construction plans consistent with City standards and applicable regulations. The applicant will work closely with City staff throughout the design, permitting, and construction process, including obtaining necessary encroachment permits and coordinating required inspections.

ZONING AND GENERAL PLAN CONSISTENCY:

Zoning Regulations: Pursuant to Chapter 18-18 Use Regulations, Section 18-18.030, Commercial, Recreation and Amusement Uses Allowed by Zones. Table 5 identifies Automotive Repairs as a use allowed in the General Commercial (GC) zoning district subject to approval of a Conditional Use Permit (CU). Automotive Repairs are categorized under commercial uses that involve minor repair of any motor vehicle including the sales and installation of tires making it appropriate for the GC district with discretionary review.

- Chapter 18-45 Definitions defines *Automotive Repairs* as both minor and major repair activities. Minor means limited repair of any motor vehicle which includes the sales and installation of tires activities consistent with the applicant’s proposed operations.

The proposed operation is consistent with the applicable zoning designation and is appropriate for the project site. The use is designed to operate within enclosed buildings with clearly defined operational areas and is not expected to generate noise, traffic, or environmental impacts beyond those typical of a small-scale tire and alignment facility. Conditions of approval have been established to ensure that the operation complies with relevant Federal, State, and local agency requirements.

General Plan: The proposed automotive repair business is consistent with the City of Clearlake 2040 General Plan. It supports key Economic Development objectives by providing stable employment and expanding the local service economy through commercial land use in an existing facility. By locating in a designated commercial area, the project aligns with the General Plan’s Land Use strategy of concentrating commercial uses in appropriate zones, thus making efficient use of existing infrastructure. Additionally, the business contributes to the City’s implementation priorities for revitalizing underutilized commercial sites, serving residents, and retaining economic activity within Clearlake. This alignment with the General Plan’s long-term vision of sustainable economic growth and land-use efficiency supports the finding of general plan consistency pursuant to Clearlake Municipal Code Section 18-2.040 (General Plan Land Use Consistency).

ENVIRONMENTAL REVIEW (CEQA):

The California Environmental Quality Act (CEQA) requires public agencies to evaluate and disclose the potential environmental impacts of discretionary land use actions. Following a comprehensive review of the project application, applicable agency and departmental comments, existing site operations, and the project’s location within a developed and urbanized area, staff has determined that the proposed project qualifies for a Categorical Exemption pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities).

Class 1 exemptions apply to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, or mechanical equipment involving negligible or no expansion of existing or former use. All activities will occur within the confines of the existing structures.

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, May 2nd 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 2026-05, A Resolution of the Planning Commission of the City of Clearlake Approving Conditional Use Permit, CUP 2026-03 and Categorical Exemption, CE 2026-03 located at 3511, 3510, and 3520 Redwood Street, Clearlake, CA 95422, further described as Assessor Parcel Numbers 039-174-45, 039-175-01, and 039-175-02.
2. Move to deny Resolution PC 2026-05, and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate directions to staff.

ATTACHMENTS:

- 1) Resolution PC 2026-05
- 2) Conditions of Approval
- 3) Submitted Application/Project Description
- 4) Agency Comments

RESOLUTION No. PC 2026-05

**A Resolution of the Planning Commission
City of Clearlake, State of California
Approving Conditional Use Permit CUP 2026-03 and
Categorical Exemption, CE 2026-03
Automotive Tire Shop**

WHEREAS, Mohammad M. Sattar applied for approval of conditional use permit, CUP 2026-03 and corresponding environmental filing, categorical exemption, CE 2026-03 to authorize an automotive tire shop located at 3511, 3510, and 3520 Redwood Street, Clearlake, CA 95422, Clearlake, CA 95422 further described as APNs: 039-175-45, 039-174-01, and 039-175-02: and

WHEREAS, the Planning Commission, on **May 12, 2026,** concurred with the City Zoning Code Section 18-18.030 – Commercial, Recreation and Amusement Uses Allowed by Zones (Table 5), Section 18-18 Use Regulations, and Section 18-45 Definitions, an automotive tire shop is subject to a conditional use permit; and

WHEREAS, this conditional use permit has been made in accordance with Section 18-18.030 – Commercial, Recreation and Amusement Uses, Section 18-18 Use Regulations, and Section 18-45 Definitions of the Zoning Code as further defined as uses generally allowed; and

WHEREAS, the project is categorically exempt from environmental review pursuant to the State of California Environmental Quality Act (CEQA) Statute and Guidelines, Article 19 Categorical Exemptions, Section 15301, Class 1, Existing Facilities 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, adequate public notice was made for the project in accordance with the City of Clearlake Municipal Code; and

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

WHEREAS, in accordance with Section 18-28.040 Findings of the Zoning Code the use as proposed will not be detrimental to the health, safety, convenience, or general welfare of people 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 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 City Municipal Code/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 approved Conditions of Approval (Exhibit A).

PASSED AND ADOPTED on this **12th day of May 2026** by the following vote:

Planning Commissioners	AYES	NOES	ABSTAIN	ABSENT
Chair Smalley				
Vice Chair Inglis				
Commissioner Williams				
Commissioner Silva				
Commissioner Counts				

City of Clearlake – Planning Commission Chair

ATTEST: _____
City of Clearlake Clerk/Deputy Clerk

**CITY OF CLEARLAKE
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT CUP 2026-03
CATEGORICAL EXEMPTION CE 2026-03
MOHAMMAD M. SATTAR**

Pursuant to the approval of the Planning Commission on May 12, 2026, there is hereby granted to Mohammad M. Sattar, Conditional Use Permit CUP 2026-03 and corresponding CEQA Categorical Exemption, CE 2026-03 with the following conditions of approval to allow an automotive repair facility (tire shop), located at 3511, 3510, and 3520 Redwood Street Clearlake, CA 95422, further described as Assessor Parcel Numbers 039-174-45, 039-175-01, and 039-175-02, is subject to the following terms and conditions of approval.

SECTION A - GENERAL CONDITIONS:

1. The use hereby permitted shall substantially conform to the plans and operational details submitted on March 9, 2026, by application and any conditions of approval imposed by the above conditional use permit dated May 12, 2026. The approved use is limited to tire sales, mounting, balancing, rotation, flat repair, replacement, and wheel alignment, together with incidental sale of related automotive parts.
2. The hours of operation shall be limited to 9:00 a.m. to 5:00 p.m., seven (7) days per week, unless modified through approval by the review authority.
3. **Prior to Operation**, 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> and shall be renewed annually.
4. **Prior to Operation**, the applicant shall construct curb, gutter, and sidewalk improvements along the project frontage on Olympic Drive (APNs 039-174-45 and 039-175-01) in accordance with all applicable City Standards and Specifications.
 - *The improvement plans shall be prepared, stamped, and signed by a California Licensed Civil Engineer and submitted to the City for review and approval. The applicant is responsible for obtaining all necessary permits, including an encroachment permit, and for ensuring that all required inspections are completed in compliance with Section 18-20.140 of the City of Clearlake Municipal Code.*
5. **Prior to Operation**, the applicant shall install a conform from back of curb to the gate (approximately 10-15 ft) on the existing gravel driveway located at 3524 Redwood Street, which is the primary access for the commercial structure located at 3520 Redwood Street.
 - *Said improvements shall adhere to all applicable Federal, State and local agency requirements, including the City of Clearlake Design and Construction Standards, including all necessary permit.*
6. **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.
7. **Prior to the removal of any Oak Trees (if applicable)**, the applicant shall secure a Tree Removal Permit in accordance with City Municipal Code Section 18-40.

8. **Prior to Operation**, all accessible parking areas, routes of travel to and from buildings/parking areas, structures and building access and bathrooms shall meet American with Disabilities Act (ADA) requirements and current CA Building Codes Standards.
9. **Prior to Operation**, a Trash Enclosure shall be installed in accordance with the City Municipal Codes and Adopted Design Standards.
10. All tire service activities shall occur within enclosed buildings unless otherwise authorized by the review authority. No work shall be conducted within the public right-of-way.
11. The operator shall obtain and maintain all required State licenses, including registration as an Automotive Repair Dealer (ARD) with the Bureau of Automotive Repair (BAR), if applicable to services provided.
12. 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.
13. 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.
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.

SECTION B - PROHIBITED ACTIVITIES:

The following activities are not permitted unless authorized through an amendment to this approval:

1. Operation of an automobile dismantling yard, salvage yard, or wrecking facility.
2. Major mechanical repair not incidental to tire service.
3. Tire recycling, shredding, or processing operations.
4. Outdoor dismantling of vehicles or storage of major vehicle components.
5. Outdoor storage of materials, tires, or equipment in an unscreened or unorganized manner.
6. Discharge of fluids or pollutants to the ground, storm drains, or adjacent properties.

SECTION C – TIRE STORAGE AND FIRE SAFETY:

1. All tire storage shall comply with the California Fire Code (CFC), including but not limited to Chapter 34 (Tire Storage) and related provisions of Sections 304 (Combustible Waste Material), 315 (General Storage), and 503 (Fire Apparatus Access Roads), as adopted by the City of Clearlake and enforced by the Lake County Fire Protection District. All storage areas shall be subject to review and approval by the Fire District.

2. Indoor tire storage shall be maintained in an orderly manner and shall comply with applicable provisions of CFC §3405 (Indoor Tire Storage), including the following minimum standards unless otherwise approved by the Fire Authority:
 - *Tire storage shall not exceed ten (10) feet in height;*
 - *A minimum clearance of four (4) feet shall be maintained between stored tires and the ceiling or fire sprinkler deflectors;*
 - *Aisles shall be maintained to provide adequate access for fire suppression and inspection in accordance with CFC §§315 and 503;*
 - *Fire protection equipment, exits, and access pathways shall remain unobstructed at all times in accordance with CFC §§304 and 315.*
3. Outdoor tire storage, if approved, shall comply with CFC §3406 (Outdoor Tire Storage) and shall be limited in quantity, screened from public view, and arranged to provide adequate separation, fire access, and control of combustible materials as required by the Lake County Fire Protection District.
4. The accumulation and storage of tires shall be limited to quantities consistent with normal business operations and applicable State regulations. Excessive accumulation of tires, or storage in a manner inconsistent with fire safety standards, may be deemed a public nuisance pursuant to Clearlake Municipal Code Chapter 10-1.6 and shall constitute a violation of this permit.

SECTION D – WASTE TIRE MANAGEMENT

1. The operator shall register with the California Department of Resources Recycling and Recovery (CalRecycle) as a waste tire generator and shall maintain a valid Tire Program Identification (TPID) Number.
2. Waste tires shall be removed from the site on a regular basis by a registered waste tire hauler to prevent excessive accumulation.
3. The operator shall maintain manifests, receipts, or other documentation demonstrating proper disposal of waste tires. Such records shall be made available to the City upon request.
4. Storage of waste tires shall not exceed thresholds established by State regulations unless additional permits are obtained.

SECTION E - OPERATIONAL PERFORMANCE STANDARDS

1. The use shall be conducted in a manner that does not create excessive noise, dust, odors, or other nuisances beyond the property boundaries.
2. All equipment shall be properly maintained and operated in a manner that minimizes impacts on surrounding properties.
3. The operator shall always maintain the site in a clean and orderly condition, including prompt removal of waste materials and debris.

SECTION F - COMPLIANCE WITH MUNICIPAL CODE PROVISIONS

The facility and its employees shall comply with all applicable provisions of the Clearlake Municipal Code, including but not limited to:

1. § 8-6.3 — Prohibiting vehicles parked on city streets for more than 72 consecutive hours.
2. § 8-6.4 — Prohibiting storage of vehicles on unimproved property.

3. § 8-6.6 — Prohibiting vehicle repair or dismantling on streets or parking lots.
4. Chapter 10-6 & § 10-1.6 — Abandoned vehicles and nuisance conditions.
5. 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.
6. Any other applicable City ordinances related to nuisance, noise, safety, or zoning.

SECTION G - STATE AND OTHER REGULATORY REQUIREMENTS:

1. The applicant shall obtain and maintain all required permits and approvals from applicable local, State, and federal agencies, including but not limited to the Lake County Environmental Health Department, Lake County Air Quality Management District, Lake County Fire Protection District, and CalRecycle.
2. The facility shall comply with applicable California Automotive Repair Act (Business and Professions Code § 9880 et seq.) and all Bureau of Automotive Repair (BAR) requirements.
3. All hazardous materials and waste shall be stored, handled, and disposed of in compliance with California hazardous waste laws and applicable local regulations.
4. The facility shall comply with all applicable Cal/OSHA workplace safety requirements.
5. This 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.

SECTION H – COMPLIANCE AND EXPIRATION:

1. All conditions of approval shall be satisfied prior to commencement of the use unless an alternative compliance schedule is approved by the decision-making authority.
2. Continued operation of the use shall be contingent upon ongoing compliance with all conditions of approval and any approved compliance schedule.

- 3. The approval shall expire if the use is not established within one (1) year from the approval, unless otherwise extended. If construction is required, the approval shall expire if building permits are not obtained within three (3) years. The Community Development Director may grant time extensions in one-year increments upon written request submitted prior to expiration. Extensions may include modified conditions upon a finding that circumstances have changed.

SECTION I – USE PERMITS AMENDMENTS AND MODIFICATIONS:

- 1. Any change to the approved project shall be subject to review as either a minor or major amendment, as determined by the Community Development Director. Said modifications may be subject to a Use Permit.
 - Minor amendments that do not materially alter the approved use may be approved administratively. Minor amendments may include adjustments to operational characteristics such as hours of operation, parking, or site layout, and may be subject to additional or refined conditions.
 - Major amendments involving substantial changes to the project shall require review and approval by the Planning Commission. Substantial changes include, but are not limited to, significant increases in traffic, intensification of use, changes in site design or building placement, or the potential for new or increased environmental impacts not previously evaluated.
- 2. The Community Development Director retains discretion to refer to any proposed amendment to the Planning Commission for review and action.

ACCEPTANCE

I have read and understand the foregoing conditional use permit and agree to each term and conditions of approval thereof.

Applicant/Authorized Agent (Print)

Signature of Applicant/Authorized Agent

Date: _____

To Be Completed by Authorized City Staff	
_____ Staff Name (Print)	_____ Staff Signature
Date: _____	



City of Clearlake

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

RECEIVED

Planning Application

CONDITIONAL USE PERMIT ^{10 9 2026} CEQA: Categorical Exemption ^{2:00 pm}

CITY OF CLEARLAKE

OFFICE USE ONLY	INITIAL FEES
Permit Fee <u>100</u>	2,200.00
Categorical Exemption Fee <u>106</u>	150.00
General Plan Maintenance Fee <u>226</u>	25.00
Technology Fee (2%) <u>225</u>	47.50
County Clerk Processing Fee for CE/MND (County Requirement) <u>291</u>	50.00
Subtotal	2,472.50
3% CC/DC Processing Fee (\$74.18)	
Total	2472.50
Date:	
Receipt Number:	<u>10944</u>
File Number:	CUP 20 <u>26 - 03</u>
	CE 20 <u>26 03</u>

APPLICANT

NAME: Mohammad M. Sattar
 MAILING ADDRESS: 303 S Cherokee Ln
 CITY: Lodi
 STATE: CA ZIP CODE: 95240
 PRIMARY PHONE: 209 663 6698
 EMAIL: mm.sattar09@gmail.com
 SIGNATURE: Mohammad Sattar

PROPERTY OWNER (IF NOT APPLICANT)

NAME: Abdul Sattar
 MAILING ADDRESS: _____
 CITY: Same
 STATE: _____ ZIP CODE: _____
 PRIMARY PHONE: 209 625 8423
 EMAIL: _____
 SIGNATURE: Abdul - Sattar

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.

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: 3511 Redwood st, 3520, 3510
 ASSESSOR PARCEL NUMBERS: 039-174-45
Carpet & Flooring
 PRESENT USE OF LAND: Commercial Also
 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

Building Property Address 3511, 3520, 3510 Redwood st
open Tire shop and wheel Alignment shop.

we will use 3511 Redwood st as our main office and customer
waiting area show room and building 3510 and 3511 will be
used as work shops and approx 3 lifts will be installed
in Building 3520 for Alignment work and 3510 Building
will have Tire changer machine and Tire Balancer machine.

we will not be doing any modification to the existing buildings
and structures. will try to keep as clean and simple as
we can.

MOHAMMAD SATTAR

3511,3510 & 3520 REDWOOD ST CLEARLAKE, CA 95422

209-663-6698

mmsattar09@gmail.com

Date: 03/10/2026

To:

City of Clearlake

Community Development Department

14050 Olympic Drive

Clearlake, CA 95422

Attn: City Manager / Senior Planner

RE: Request for Deferral of Curb, Gutter, and Sidewalk Improvements – [3511,3510 & 3520 redwood st Clearlake, CA]

To the Community Development Department,

I am writing to formally request a deferral for the installation of the curb, gutter, and sidewalk improvements required for my commercial use permit at **[3511,3510 & 3520 redwood st Clearlake, CA]**

While I fully intend to comply with the City of Clearlake Municipal Code Section, I am requesting that these improvements be deferred until after the business has commenced operations.

The startup costs for establishing this tire shop—including necessary specialized equipment and initial inventory—have exhausted my current capital. Deferring this requirement will allow the business to generate the necessary cash flow to fund the high-quality installation the City requires.

My Proposed Compliance Timeline:

- **Immediate Action:** Within 30 days of permit approval, I will contract a California Licensed Civil Engineer to begin the [required stamped plans and engineering drawings](#).
- **Construction Commencement:** I commit to beginning the physical installation of the sidewalk, curb, and gutter within six (6) months of the start of business operations.

I am prepared to enter into a [Deferred Improvement Agreement](#) or similar legal instrument to ensure these improvements are completed within this timeframe and do not remain unfinished indefinitely.

Thank you for considering the financial realities of a new small business in Clearlake. I look forward to contributing to the city's economic growth and infrastructure.

Sincerely,

MOHAMMAD SATTAR

Business Operations, Safety, and Compliance Statement

Our Business is dedicated to establishing a professional, safe, and fully compliant automotive service facility in the **City of Clearlake**.

1. Professional Installation & Equipment Safety:

Prior to the commencement of business operations, all specialized shop equipment—including **automotive lifts, wheel alignment systems, and tire mounting/dismounting machinery**—will be professionally installed. All associated **electrical work** and equipment setup will be performed by licensed professionals to ensure full compliance with **OSHA guidelines** and local building codes, guaranteeing a safe environment for both staff and the public.

2. Licensing and Regulatory Oversight:

We will obtain and maintain all necessary **City of Clearlake and State of California licenses**. Our business will be registered as an **Automotive Repair Dealer (ARD)** with the **Bureau of Automotive Repair (BAR)**, and we will strictly follow their guidelines for service and consumer protection.

3. Environmental Responsibility (CalRecycle):

As a registered **Tire Generator** with **CalRecycle**, we will manage waste tires responsibly. We will obtain a **Tire Program Identification (TPID) Number** and ensure that all scrap tires are collected **weekly or bi-weekly** by a **registered waste tire hauler**. We will maintain all required **Tire Disposal Certificates** and manifest logs to ensure 100% legal disposal.

4. Workplace Standards:

We are committed to maintaining a clean, organized facility that adheres to all **OSHA workplace safety regulations**, including proper signage, tool maintenance, and hazardous material protocols."

Project Description and Facility Operational Plan

We will operate a full-service tire and alignment center across three dedicated buildings, ensuring a clear separation between customer amenities and technical shop operations.

Building 1: 3511 Redwood St – Main Office & Customer Showroom

This building serves as our primary point of contact for the public.

- **Customer Experience:** It will feature a professional showroom, a dedicated customer waiting area, and a snack bar providing light refreshments.
- **Facilities:** A clean, maintained **restroom facility** will be provided for patron use, meeting all [California Health and Safety Code](#) requirements for accessibility and sanitation.
- **Safety:** This building will remain free of heavy machinery and hazardous stock to ensure a quiet and safe environment for customers.

Building 2: 3510 Redwood St – Inventory & Tire Service

This facility is dedicated to inventory management and primary tire services.

- **Equipment:** We will house professional **tire changers and balancing machines** in this location.
- **Inventory Management:** We will maintain a rotating stock of approximately **100–150 tires** of various sizes, along with wheel accessories.
- **Fire Safety & Compliance:** Tires will be stored on professional **tire racks** that are specifically designed not to be over-packed.
 - Storage will comply with Fire safety code regarding pile dimensions and indoor storage clearances.
 - We will maintain a clear 4-foot clearance from the ceiling to mitigate fire risks.

Building 3: 3520 Redwood St – Alignment & Heavy Service

This building is designated for precision alignment and vehicle lifting.

- **Specialized Equipment:** This site will house a professional **wheel alignment machine**.
- **Professional Installation:** We will have **two (2) 2-post car lifts** installed exclusively by certified professionals.
- **Safety Standards:** All installation and operation of heavy machinery will follow strict **OSHA guidelines** to prevent workplace accidents and ensure structural integrity.

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: Tire shop

Product or service provided: Tires & Auto parts

Hours of operation: 9 AM - 5 PM Days of operation: APPROX 7 DAYS

Number of shifts (normal): N/A Number of shifts (peak): N/A

Employees per shift (normal): N/A Employees per shift (peak): N/A

Number of deliveries per day: N/A Number of customer per day: N/A

Number of pick-ups per day: N/A Lot size: ± 5000 SQ F

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

Floor area of existing structures: ± 5000 SF Proposed building floor area: 5000 SF

Number of existing parking spaces: N/A Number of proposed parking spaces: N/A

Number of floors: 1

Additional relevant information: _____

Supplemental Data Continued)

When do you anticipate starting construction?

no construction needed, using existing Building

How long will construction take?

N/A

What days/times will construction occur?

N/A

What type of construction equipment will be used?

N/A

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

N/A

Will equipment be idling during construction?

N/A

Where will construction equipment be staged/stored?

N/A

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

N/A

Supplemental Data (Continued)

How much grading is anticipated to occur and where?

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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?

N/A

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

N/A

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

N/A

What are the slopes on project site?

N/A

Supplemental Data (Continued)

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

N/A

Describe methods to be taken to reduce greenhouse gases.

N/A

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

No N/A

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

No N/A

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.

N/A

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

N/A

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

N/A

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

N/A

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

No noise

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.).

Fire and Police will have easy access To our Building.

How is the site accessed?

By Public Road " Redwood street "

Describe the amount of traffic the project will generate.

Not much maybe ^{approx} 10 cars a day For Tire change.

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

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?

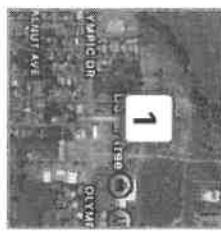
No

What sources of energy will be used?

city of clearlake or PGE whatever is available



3511 Redwood St
near Clearlake



3511 Redwood St
3511 Redwood St



Receipt Number:

RO0

Section F, Item 2.

Cashier Name:

Register Operator

Terminal Number:

2

Receipt Date: 3/9/2026 5:23:37 PM

ABDUL SATTAR CUP26-03

Trans Code: 106 - Planning/Zoning **Name: ABDUL SATTAR CUP26-03** **\$2,200.00**
 Product: PLANNING/ZONING Units: 0.00 Amount: 2200.00
 ABDUL SATTAR CUP26-03 2200.00
 PLANNING/ZONING 2200.00
 100-414-510 -2200.00

Trans Code: 106 - Planning/Zoning **Name: CATEGORICAL EXEMPTION FEE** **\$150.00**
 Product: PLANNING/ZONING Units: 0.00 Amount: 150.00
 CATEGORICAL EXEMPTION FEE 150.00
 PLANNING/ZONING 150.00
 100-414-510 -150.00

Trans Code: 226 - GENERAL PLAN MAINTENANCE **Name: Miscellaneous Receipt** **\$25.00**
 Product: GENERAL PLAN MAINTENANCE Units: 0.00 Amount: 25.00
 Miscellaneous Receipt 25.00
 GENERAL PLAN MAINTENANCE 25.00
 250-417-879 -25.00

Trans Code: 225 - TECH FEE **Name: Miscellaneous Receipt** **\$47.50**
 Product: TECH FEE Units: 0.00 Amount: 47.50
 Miscellaneous Receipt 47.50
 TECH FEE 47.50
 250-416-878 -47.50

Trans Code: 251 - RECORDING FEES **Name: Miscellaneous Receipt** **\$50.00**
 Product: RECORDING FEES Units: 0.00 Amount: 50.00
 Miscellaneous Receipt 50.00
 100-244-01 -50.00

Total Balance Due: \$2,472.50

Payment Method: CHECK Payor: ABDUL SATTAR CUP26-03 Reference: 3660

Amount: \$2,472.50

Total Payment Received: \$2,472.50

Change: \$0.00

From: [Lori Baca](#)
To: [Michael Taylor](#)
Subject: RE: Request for Review, Conditional Use Permit CUP 2026-03, 3511 Redwood St. Clearlake
Date: Wednesday, April 8, 2026 3:35:59 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,

3511 and 3520 Redwood Street are actively billed sewer accounts within LACOSAN. The Change of Use may require a change in billing rates for the bi-monthly bill. I also want to take this opportunity to provide you with information regarding our Sewer Use Ordinance and the types of waste that are prohibited from being discharged into the sanitary sewer system.

While we do not anticipate any issues with the operations, we want to ensure all businesses are aware of these requirements to help protect the wastewater system, maintain compliance with environmental regulations, and prevent any unintended violations.

Prohibited discharges include, but are not limited to: [APPENDIX A - SEWER USE ORDINANCE LAKE COUNTY SANITATION DISTRICT | Code of Ordinances | Lake County, CA | Municode Library](#)

As a tire shop, this is simply a precautionary reminder to ensure that no prohibited materials are discharged to floor drains, sinks, or other connections to the sewer system. If you have any questions about proper disposal methods or would like a copy of the full ordinance, please feel free to reach out. We are happy to assist and provide guidance.

Thank you for your cooperation and for helping protect our local wastewater system.

Sincerely,

Lori A. Baca
Utility Systems Compliance Coordinator
Lori.Baca@lakecountyca.gov
Office Number (707) 263-0119
Fax (707) 263-3836



From: Michael Taylor <mtaylor@clearlake.ca.us>
Sent: Wednesday, March 25, 2026 11:47 AM
To: Michael Taylor <mtaylor@clearlake.ca.us>
Subject: [EXTERNAL] Request for Review, Conditional Use Permit CUP 2026-03, 3511 Redwood St. Clearlake

Good afternoon,

Request

Please review the attached documents and respond with any comments by Wednesday, **April 8, 2026**, via email: mtaylor@clearlake.ca.us or postal mail: Clearlake City Hall attn. Planning Department, 14050 Olympic Drive, Clearlake, CA 95422.

Applicant: Mohammad Sattar
Property Owner: Abdul Sattar

Project Description

Conditional Use Permit, CUP 2026-03 to allow an **automotive tire shop** at 3510, 3511, 3520, 3524, and 3534 Redwood Street Clearlake, CA 95422, further described as Assessor Parcel Numbers 039-175-01, 039-174-45, 039-175-02, 039-175-03, and 039-175-04 respectively



Michael Taylor | Associate Planner
City of Clearlake
14050 Olympic Drive | Clearlake CA 95422
P:(707) 994-8201 F:(707) 995-2653

From: [Ryan Lewelling](#)
To: [Michael Taylor](#)
Subject: RE: Request for Review, Conditional Use Permit CUP 2026-03, 3511 Redwood St. Clearlake
Date: Tuesday, April 14, 2026 7:32:26 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.

Michael,

All assessed property is current on property taxes; ownership confirmed.

Ryan Lewelling
Cadastral Mapping Specialist,
Assessor-Recorder, County of Lake, California
707-263-2302 | Ryan.Lewelling@LakeCountyCA.gov

From: Michael Taylor <mtaylor@clearlake.ca.us>
Sent: Wednesday, March 25, 2026 11:47 AM
To: Michael Taylor <mtaylor@clearlake.ca.us>
Subject: [EXTERNAL] Request for Review, Conditional Use Permit CUP 2026-03, 3511 Redwood St. Clearlake

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Michael Taylor | Associate Planner
City of Clearlake
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