



**CITY OF LAKEPORT
PLANNING COMMISSION
August 13, 2014**

MINUTES

CALL MEETING TO ORDER AND ROLL CALL: Commissioner Wicks called the meeting to order at 5:00 p.m., with Commissioners Kauper and Taylor present. Chair Gayner and Commissioner Russell were absent. Also present were Planning Services Manager, Andrew Britton; and Department Secretary, Linda Sobieraj. Commissioner Wicks will be Acting Chair in the absence of the Chair and Vice Chair.

ACCEPTANCE OF AGENDA: A motion was made by Commissioner Taylor, seconded by Commissioner Kauper, and unanimously carried by voice vote (3-0) to approve the agenda as posted.

CITIZEN INPUT: Planning Services Manager Britton indicated that there was no citizen input submitted.

COMMENTS FROM STAFF AND COMMISSIONERS: No comments from Staff or Commissioners.

CONSENT AGENDA: A motion was made by Commissioner Kauper to accept the minutes as posted, seconded by Commissioner Taylor, and unanimously carried by voice vote (3-0) to accept consent agenda item A (Minutes of the July 9, 2014, Planning Commission meeting).

REGULAR AGENDA:

VA 14-02 Shopping Center Sign Variance

Request for a sign variance to allow additional tenant identification signs on an existing free standing sign serving a major shopping center at 355 Lakeport Blvd. (APN 025-521-42).

Planning Services Manager Britton read portions of the staff report which described the applicant's request for the Sign Variance. Britton stated the applicant was seeking approval to modify the current free standing sign and install secondary signs underneath. He advised that the applicant's justification statement indicated that the "fundamental reason" for the proposed variance is because "the tenants in the back of the shopping center are far removed from

Lakeport Boulevard and they have no storefront visibility or sign exposure to the passing cars and drivers on the street."

Britton advised the proposal was referred to City departments who typically review this type of request. He noted the City Manager's comments which support the variance proposal.

Public hearing was opened at 5:10 p.m.; input was given by Bill Brunetti, project applicant. Commissioner Taylor spoke in support of the sign variance stating that the height of the new signage will make it easy for vehicles entering and exiting the shopping center to see safely. Public hearing was closed at 5:16 p.m.

Acting Chair Wicks asked who was responsible for the trees lining the roadway along the shopping center. His concern was that one tree partially blocks the sign now and it is not in full bloom. The new signs will be almost completely blocked once in full bloom. Acting Chair Wicks asked who is responsible for trimming the trees? Mr. Brunetti advised that he has been maintaining the trees. Acting Chair Wicks suggested that Mr. Brunetti consider removing the tree next to the free-standing sign so that it does not block the new signs.

Acting Chair Wicks also suggested the City consider revising the Shopping Center Sign regulations (Sign Ordinance) to increase the allowable square footage in a primary free-standing sign.

Commissioner Taylor made a motion to approve the variance allowing the installation of additional tenant identification signs on an existing free standing sign serving a major shopping center located at 355 Lakeport Boulevard. Commissioner Kauper seconded the motion.

The vote was called and was as follows:

AYES: Commissioners Taylor, Kauper, and Acting Chair Wicks.
(3-0)

NOES: None

ABSET: Commissioner Russell and Chair Gayner

The Planning Commission's approval is based on the following: a) the information, facts and documentation submitted by the project proponent; b) the information and documentation contained in the City's Staff Report on the project; c) the information and facts received at the public hearing on August 13, 2014; and d) the fact that there is general conformance with the applicable criteria and standards specified in the Lakeport Municipal Code and State law, including the required variance findings set forth in Municipal Code Section 17.26.050.

The Planning Commission's approval of the variance shall be subject to the conditions of approval set forth in the Staff Report.

Staff Discussion

Staff and Commission discussion regarding Planning Commission award program and potential award candidates.

Planning Services Manager Britton read from his staff report advising the Commissioners that the last Certificates of Appreciation were awarded in 2011. Britton stated there are currently eight possible candidates for the Certificates of Appreciation.

Britton also suggested possibly adding the old Buckhorn project at 357 N. Main St., and the Soderquest project at 470 S. Main St. Both projects are close to being finished; the Planning Commissioners agreed that these projects should be added to the list of eligible projects.

Acting Chair Wicks asked for a consensus vote to bring this matter back to the Planning Commission at the September 10, 2014, meeting when all members are expected to be present. Consensus vote in favor of returning this matter to Planning Commission at the September meeting with the additional candidates (3-0).

DISCUSS AND SET THE NEXT MEETING DATE: It was agreed by consensus that the next meeting be held on September 10, 2014.

There being no further business, the meeting adjourned at 5:40 p.m.

Respectfully submitted,

ANDREW BRITTON
Planning Services Manager
Community Development Department

These are the summary Minutes of the Planning Commission meeting. A recorded tape of the meeting is available at the Community Development Department at Lakeport City Hall, 225 Park Street, Lakeport, California for a period of 30 days after the approval of these Minutes.