



**CITY OF LAKEPORT
PLANNING COMMISSION
August 14, 2013**

MINUTES

CALL MEETING TO ORDER AND ROLL CALL: Chairman Wicks called the meeting to order at 5:03 p.m., with Commissioners Taylor and Russell present. Commissioners Kauper and Gayner were absent. Also present were Andrew Britton, Planning Services Manager; and Brian Everhart, Engineering Technician II.

ELECTION OF OFFICERS: A motion was made by Commissioner Taylor, seconded by Commissioner Russell, to nominate Commissioner Wicks as Chairman of the Planning Commission, Commissioner Gayner as Vice Chairman, and Andrew Britton as Secretary for fiscal year 2013-2014. The motion was unanimously approved (3-0) by voice vote. It was acknowledged that a new Chairperson must be appointed in FY 2014-2015 because the existing Chairman cannot serve more than two consecutive years in that role.

ACCEPTANCE OF AGENDA: A motion was made by Commissioner Taylor, seconded by Commissioner Russell, and unanimously carried by voice vote 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: There were no comments from staff or Commissioners. Planning Services Manager Britton indicated that he wanted to share some information about a pending staff-level project at the conclusion of the meeting.

CONSENT AGENDA: A motion was made by Commissioner Russell, seconded by Commissioner Taylor, and unanimously carried by voice vote to accept consent agenda item A (Minutes of the June 12, 2013 Planning Commission meeting).

REGULAR AGENDA:

Derril King / F 13-01 / CE 13-07

Public meeting and consideration of an application for a fence variance to allow the construction of a six (6) foot tall wood fence within the street-side yard setback of a corner lot. The subject property is located at 410 Clearlake Avenue and is further described as APN 026-151-13.

Britton read portions of the August 14, 2013 staff report including a description of the proposed fence and the justification for the request provided by the applicant.

Britton indicated that based on the site visit and comments submitted by other City staff, the proposed 6' tall +/- fence in the street-side yard setback will not create a substantial hazard to the public by way of reduced visibility. There is no indication that the fence will create a public safety problem. Furthermore, the proposed fence will be aesthetically pleasing and will not create a visual barrier or an inappropriate walled-in effect.

The proposed project is in compliance with Lakeport Municipal Code Section 17.28.010 O. 2. (residential fencing criteria and standards) for the above-stated reasons. Provided the fence is constructed in accordance with the submitted plans and specifications and the recommended conditions of approval are satisfied, the proposed fence will benefit the applicant and will enhance the subject property.

Staff recommended that the Planning Commission approve the fence variance application subject to the conditions of approval outlined in the staff report.

Chairman Wicks opened the public meeting at 5:12 pm.

Derril King, applicant and property owner, addressed the Commission and explained the need for the taller fence. He cited the need for additional privacy, increased security, protection from vandalism and other related issues. Mr. King stated that the fence will be attractive and therefore in compliance with the requirement that the fence be aesthetically pleasing. Mr. King also provided a signed copy of a letter from the adjoining neighbor (1225 Hartley St.) indicating they have no objections to the proposed fence. The neighboring property has a driveway that is accessed via Hartley Street near the location of the proposed fence.

Chairman Wicks closed the public meeting at 5:17 pm.

Commissioner Russell moved that the fence variance application for the property at 410 Clearlake Avenue be approved based on its conformance with the City's residential fence criteria and further moved that the approval be subject to the conditions of approval set forth in the staff report.

The motion was seconded by Commissioner Taylor and carried by the following vote:

AYES: Commissioners Russell, Taylor and Chairman Wicks.

NOES: None

ABSENT: Commissioners Gaynor and Kauper

ABSTAINING: None

DISCUSS AND SET THE NEXT MEETING DATE: It was agreed by consensus that the next meeting be held on September 11, 2013.

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

Respectfully submitted,

Andrew Britton
Planning Services Manager

NOT OFFICIAL UNTIL APPROVED BY THE PLANNING COMMISSION

These are the action Minutes of the Planning Commission regular meeting. A recorded disc of the meeting is available at the Community Development Department at Lakeport City Hall, 225 Park Street, Lakeport, California after the approval of these Minutes.