



**CITY OF LAKEPORT  
PLANNING COMMISSION  
March 11, 2015**

**MINUTES**

**CALL MEETING TO ORDER AND ROLL CALL:** Chairman Gayner called the meeting to order at 5:00 p.m., with Commissioners Kauper, Taylor, Russell and Wicks present. Also present were Community Development Director, Kevin Ingram; Planning Services Manager, Andrew Britton; and Department Secretary, Linda Sobieraj.

**ACCEPTANCE OF AGENDA:** A motion was made by Commissioner Kauper, seconded by Commissioner Taylor, and unanimously carried by voice vote (5-0) to approve the agenda as posted.

**CITIZEN INPUT:** Community Development Director Ingram indicated that there was no citizen input submitted.

**COMMENTS FROM STAFF AND COMMISSIONERS:** Ingram updated the Commissioners on the General Plan Text Amendment and Sphere of Influence changes were approved by the City Council. The General Plan Resolution was passed and the City Attorney has asked Staff to prepare an Ordinance for the actual pre-zoning changes. Staff is in the process of putting the Ordinance together and it will need to go before the City Council again.

Ingram continued advising the Lake County Vector Control General Plan Amendment and Zone Change went before the City Council for their first reading of the Ordinance. There were very similar comments heard as those in heard at the Planning Commission meetings. The City Council moved to go forward in scheduling the actual public hearing for April 7, 2015. Ingram advised he would give the Commissioners an update at the next Planning Commission meeting dated April 8, 2015.

**CONSENT AGENDA:** A motion was made by Commissioner Taylor to accept the minutes as posted; seconded by Commissioner Russell, and unanimously carried by voice vote (5-0) to accept consent agenda item A (Minutes of the January 14, 2015, Planning Commission meeting).

**REGULAR AGENDA:**

**F 14-03 / CE 14-23 Robert Culbertson – Fence Variance**

*Request for a Fence Variance for an existing 5 foot tall fence (3' high solid wood fencing with 2' lattice on top) in the front yard of the residence at 270 Fifteenth St. (APN 026-201-07)*

Planning Services Manager Britton read from his staff report which described the applicant's request for the approval of fencing in excess of the three foot height limitation within the front yard setback area of a corner lot.

Britton advised the fencing was constructed in fall 2014 without City approval. The applicant has proposed to modify a portion of the existing fence to provide additional sight distance for drivers exiting an adjoining driveway that serves a second residential unit on the subject property. He stated that the application packet included a site plan which identified the location of the new fencing and two alternate configurations near the Fifteenth Street driveway. The intent was to reconfigure the fence so that additional sight distance is provided for drivers exiting the driveway.

Britton noted that the City had not yet received any complaints or concerns about the fence since it was constructed.

Britton advised that based on a review of the two alternate configurations and staff's site visit, staff believes that "proposed Plan #1" will notably improve the sight distance at the driveway corner and eliminate any safety concerns.

Britton concluded stating the proposal to exceed the three foot fence height limitation in the front yard setback area of the corner parcel located at 270 Fifteenth Street does not have the potential to create a substantial hazard to the public by way of reduced visibility provided it is reconfigured as described in the applicant's Proposed Plan #1. The fencing is attractive and it will provide a benefit to the property's tenants.

Commissioner Kauper wanted clarification regarding the interim City Engineer's comment that the maximum height of the shrubbery would be 24". Planning Services Manager Britton advised that the Lakeport Municipal Code allows for three foot (3) tall solid fence at the property line so there really is no reason to limit shrubby to 24".

Public hearing was opened 5:10 p.m.; Andrea Culbertson, applicant's wife, spoke. Public hear was closed at 5:14 p.m.

The vote was called and was as follows:

AYES: Commissioner Taylor, Wicks, Kauper, Russell and Chair Gayner (5-0)  
NOES: None  
ABSENT: None

**DISCUSS AND SET THE NEXT MEETING DATE:** It was agreed by consensus that the next meeting be held on March 11, 2015.

There being no further business, the meeting adjourned at 5:16 p.m.

Respectfully submitted,

KEVIN M. INGRAM  
Community Development Director

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.