



**CITY OF LAKEPORT
PLANNING COMMISSION**

July 8, 2015

MINUTES

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

ACCEPTANCE OF AGENDA: A motion was made by Commissioner Taylor seconded by Commissioner Kauper, and unanimously carried by voice vote (4-0) 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 advised the Commissioners the new Associate Planner Dan Chance would be starting with the City the following week and that Planning Services Manager Andrew Britton will be making his formal transition to his new position as Code Compliance Officer with the Public Works Department in the next two weeks.

Ingram provided the Commissioners with an update on the proceedings of the Verizon cell tower appeal of their May 13, 2015, decision stating that the City Council granted a request by the applicant for a 60 day continuance to review alternative designs and locations.

CONSENT AGENDA: No minutes available.

REGULAR AGENDA:

F 15-02 / CE 15-04 - Steven Williamson

An application for approval of fencing in excess of the three foot height limitation within the front yard setback area of a lakefront lot located at 4 Sixteenth Street. The subject property is further described as APN 026-181-21.

Ingram read from his staff report and advised the project proponent had submitted an application for the construction of a new 6' tall wrought iron fence together with a 13' wrought iron sliding electric gate in excess of the three foot

height limit within the front yard setback at 4 Sixteenth Street. The new fence was proposed to replace an existing 4' picket fence along both the front and eastern side property boundaries. The fence and automatic gate will be located 10'3" from the front property line.

Ingram stated the written statement provided by the applicant indicates that the previous owner of the property owned both #2 and #4 Sixteenth Street and operated the residence at #2 as a Bed & Breakfast Inn. The two parking spaces at #4 located near Sixteenth Street were utilized as additional parking area for users of the Bed & Breakfast. The two properties are now under separate ownership. The requested 6' high wrought iron fencing and 13' long automatic gate are intended to better delineate the two properties from one another. The applicant stated that potential buyers of 2 Sixteenth Street frequently park and access the property via their private driveway.

Ingram advised the proposal does not have the potential to create a substantial hazard to the public by way of reduced visibility. The fencing is attractive and it will provide a benefit to the applicants and the adjacent property located at 2 Sixteenth Street.

Commissioner Kauper advised he made a site visit and it looks like it will be a good project. Chair Gayner agreed.

Public hearing opened at 5:08 p.m.; applicant Steven Williamson provided input. Public hearing closed at 5:10 p.m.

Commissioner Taylor moved that the request to allow fencing in excess of the three foot height limitation in the front yard setback area of the property located at 4 Sixteenth Street be approved based on the finding that there is conformance with Section 17.28.010 O. 2. of the Lakeport Municipal Code.

He further moved the Planning Commission's approval of the fence request shall be subject to the conditions of approval specified in the staff report. Commissioner Kauper seconded the motion.

The vote was called and was as follows:

AYES: Commissioner Taylor, Wicks, Kauper and Chair Gayner (4-0)

NOES: None

ABSENT: Russell

DISCUSS AND SET THE NEXT MEETING DATE: It was agreed by consensus that the next meeting be held on August 12, 2015.

There being no further business, the meeting adjourned at 5:13 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.