

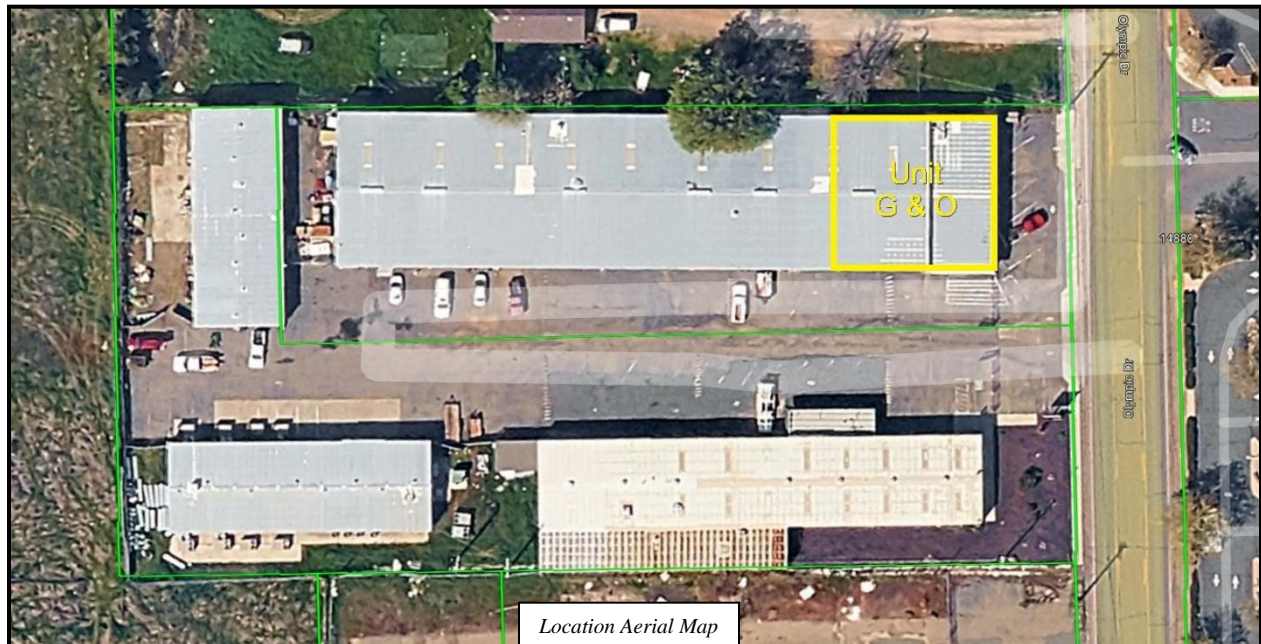


City of Clearlake
 Conditional Use Permit
 Planning Commission

STAFF REPORT	
SUBJECT: Conditional Use Permit, CUP 2026-01 Categorical Exemption, CE 2026-01	MEETING DATE: Tuesday 4/7/2026 6:00 p.m.
SUBMITTED BY: Michael Taylor, Associate Planner	
REPORT PURPOSE: <input checked="" type="checkbox"/> Action Item <input type="checkbox"/> Discussion <input type="checkbox"/> Information Only	
LOCATION: 14915 Olympic Dr., Units G & Unit O Clearlake, CA 95422	APPLICANT: Ricardo G. Soltero (C&G Autobody)
APN: 039-550-450-000	PROPERTY OWNER: Howard Levin, Laurie Levin
ZONING: General Commercial	GENERAL PLAN: Commercial

WHAT IS BEING ASKED OF THE PLANNING COMMISSION:

The Planning Commission is being asked to consider Conditional Use Permit, CUP 2026-01, and corresponding environmental filing Categorical Exemption, CE 2026-01, to allow an automotive repair facility (collision repair) at 14915 Olympic Drive, Units G and O, Clearlake, CA 95422, further described as Assessor Parcel Number 039-550-450-000.



PROJECT SUMMARY:

Existing Site

Lot size: 0.87 acres
Total Building Area: 21,000 sq. ft.
Unit "G" Floor Area: 3,653 sq. ft.
Unit "O" Floor Area: 2,587 sq. ft.

Site Slope: 0-10% (developed area, source Lake County GIS)
Flood Zone: X, (FEMA)

Utilities

Water: Public Water System
Wastewater: Public Sewer
Power: PGE

Olympic Drive

Public street (source Clearlake Public & Private Streets)

Surrounding Lots

Within 300 feet of the property's boundary there are a mix of developed lots and vacant lots. Lots adjacent to the property are developed.

Proposed Automotive Repair Business

The applicant, Ricardo Soltero (C&G Autobody), proposes to operate a full-service automotive collision repair and refinishing facility within Unit G and Unit O located at 14915 Olympic Drive in the City of Clearlake. The project consists of interior tenant improvements and the installation of



specialized autobody and paint equipment to support collision repair, structural repair, refinishing, and associated vehicle storage functions.

Unit G – Repair and Paint Operations

Unit G will contain the primary operational components of the autobody business, including a paint booth, future auto lift area, paint storage room, office/customer waiting area, and restroom facilities.

The vehicle paint booth is a 27-foot semi down-draft Model Gold Edition booth manufactured by Platinum Finishing Systems. The booth measures approximately 14 feet wide, 27 feet long, and 9 feet high, and is ETL-certified by Intertek in conformance with NFPA 33 standards. The system operates on three-phase power and includes filtered intake vents, fiberglass exhaust filters (20"x20"x2.5"), tacky-type intake filters (20"x20"x1"), a 30-inch tube axial exhaust fan with non-sparking polypropylene blades, and a 3-horsepower energy-efficient motor. The booth panels are constructed of 18-gauge galvanized steel with interlocking flanges and sealed joints to maintain an airtight and dust-controlled environment. The booth is anchored to the floor and positioned approximately three feet from adjacent interior walls.

A future auto lift is proposed to be located adjacent to the paint booth, approximately three feet away. The lift area measures approximately 12 feet high, 11 feet wide, and 9 feet long and operates on 220-volt power. This space will be used for vehicle disassembly, structural repairs, suspension repairs, and component replacement associated with collision repair.

The paint storage room measures approximately 15 feet by 5 feet. The room will contain approximately 15 gallons of automotive paint for color matching, a computerized paint-matching system utilizing PPG paint tools, and a 16-gallon tank for paint waste. Per the applicant, the room is constructed with drywall walls and a metal door designed to contain materials in the event of fire or accidental release, consistent with applicable California fire and hazardous materials regulations.

A 80-gallon air compressor is located adjacent to the paint storage room and will provide compressed air for spray equipment and pneumatic tools.

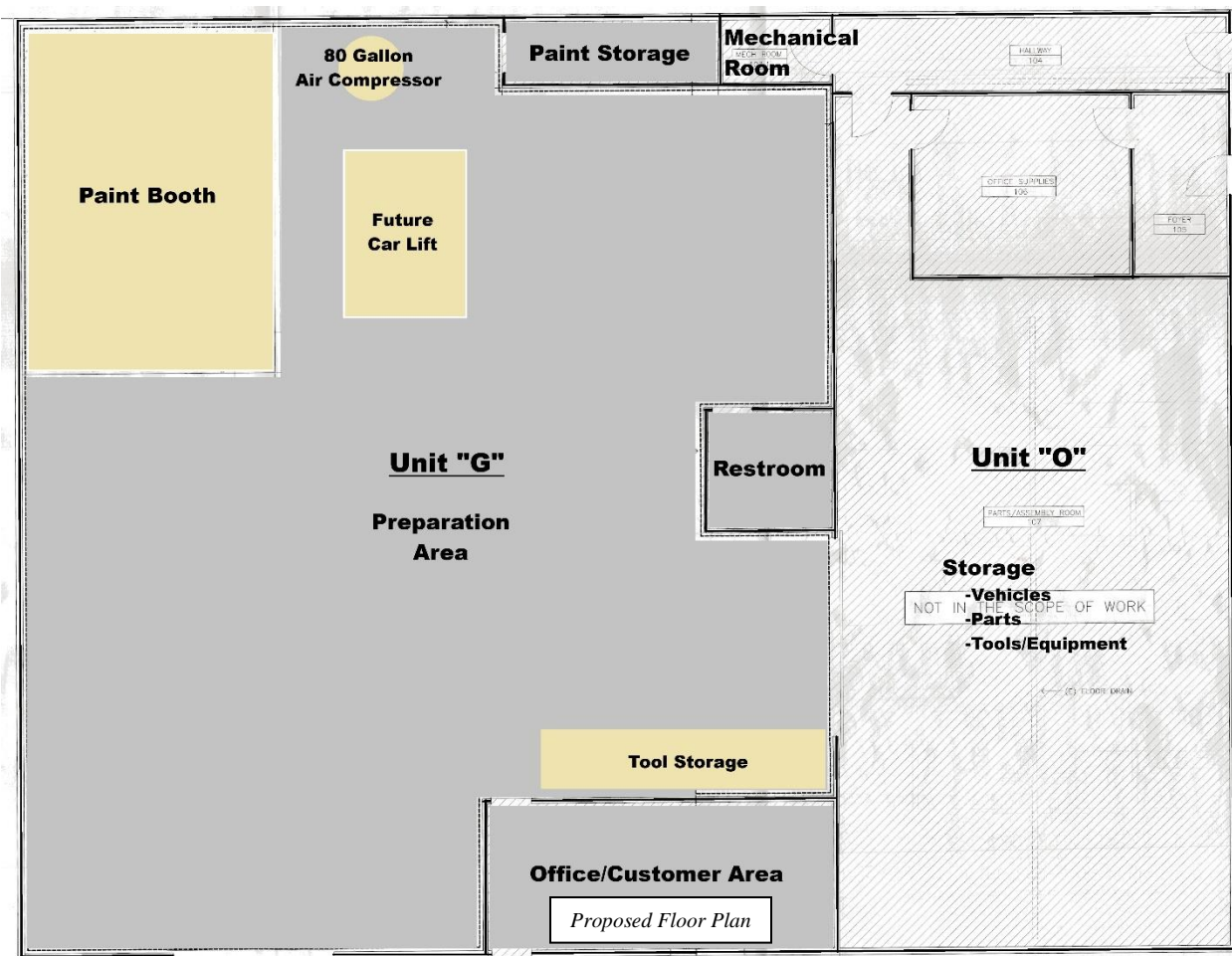
The restroom facility measures approximately 9.5 feet by 9.5 feet and includes a toilet, shower, and first aid kit.

The office area measures approximately 26 feet by 11 feet and includes a customer waiting area, desk with computer, and standard office furnishings. Four movable toolboxes are located in front of the office area. Building G contains five fire extinguishers strategically located at the entrance (two), near the paint booth area (one), in the restroom (one), and in the office (one). First aid kits are provided in both the office and restroom.

Body Shop Services

The proposed operation will provide comprehensive collision and refinishing services, including:

- Structural and unibody repairs
- Panel replacement (doors, fenders, bumpers, hoods)
- Suspension repairs related to accidents
- Paintless dent repair (PDR) and traditional dent repair
- Spot painting and full-vehicle repainting
- Factory code and custom color matching
- Clear coat application and finishing
- Scratch repair, blending, buffing, and polishing
- Bumper crack repair, plastic welding, reshaping, and replacement
- Windshield and automotive glass replacement
- Headlight and taillight replacement
- Surface rust removal, panel patching, and panel replacement



Unit O – Vehicle and Parts Storage

Unit O will function as an accessory storage structure supporting the repair operations in Unit G. The building will be used for:

- Indoor storage of customer vehicles before, during, and after repair
- Separation of repairable, completed, and total-loss vehicles

- Storage and organization of new, used, and damaged parts
- Storage and organization of hand tools and power equipment
- Inventory tracking to improve repair turnaround time and workflow

All vehicle storage will occur indoors. No outdoor storage of vehicles, parts, or refuse is proposed.

Materials and Hazardous Waste Compliance

The facility will utilize standard autobody materials including fillers, fiberglass materials, primers, basecoats, clear coats, activators, reducers, adhesives, seam sealers, corrosion protection products, sanding materials, and polishing compounds. Safety equipment will include respirators rated for paint fumes, nitrile gloves, paint suits, eye protection, ventilation filters, and related personal protective equipment.

C&G Autobody maintains a Hazardous Waste ID Number (CAL000494725) and is subject to annual electronic Verification Questionnaire (EVQ) reporting requirements administered by the California Department of Toxic Substances Control pursuant to Health and Safety Code Section 25205.16 and California Code of Regulations, Title 22, Section 66260.410. The applicant will be responsible for maintaining compliance with all hazardous waste handling, storage, and disposal regulations, including proper containment of paint waste and related materials through licensed waste-handling providers.

AGENCY REVIEW:

A Request for Review (RFR) was distributed by email on January 22, 2026, and on March 4, 2026, to applicable city departments and county agencies, with comments requested by February 13, 2026, and March 19, 2026, respectively.

- Clearlake Building
- Clearlake Code Enforcement
- Clearlake Police Department
- Lake County Fire Protection District
- Lake County Air Quality Management District
- Lake County Environmental Health Department

As of the date of preparation of this staff report, comments were received from the Lake County Environmental Health Department and the Lake County Air Quality Management District. A summary of their comments is provided below.

Lake County Environmental Health Department (CUPA Program):

The Environmental Health Division indicated no concerns with the proposed use of the commercial building, noting the site is served by public water and sewer. However, the applicant will be required to comply with California Unified Program Agency (CUPA) requirements related to hazardous materials and hazardous waste. Specifically, if hazardous materials are stored in quantities exceeding regulatory thresholds (55 gallons of liquid, 500 pounds of solid, or 200 cubic feet of compressed gas), the applicant must submit and maintain a Hazardous Materials Business

Plan through the California Environmental Reporting System (CERS), including annual updates, fees, and inspections. Facilities generating hazardous waste are also subject to CUPA requirements regardless of storage quantities. Additional requirements may apply depending on the type and volume of materials handled onsite.

Lake County Air Quality Management District (LCAQMD):

The Air District noted that auto body repair and refinishing operations have the potential to result in significant air quality and health impacts if not properly regulated, particularly due to the site’s proximity to sensitive receptors, including nearby residences and medical facilities. The District indicated that project details regarding potential building renovations are unclear; if renovation is proposed, an asbestos survey and notification may be required.

The District further stated that dust control measures will be required during all phases of construction and operation. Any abrasive blasting must utilize CARB-approved materials and be conducted within containment areas to prevent the release of particulates and hazardous substances. The use of chemical strippers must also occur within contained and properly filtered environments.

The operator will be required to track and report all chemicals used, recovered, and disposed of in accordance with the Air Toxics “Hot Spots” Program. In addition, the facility will be required to obtain applicable air quality permits from the District, including an Authority to Construct prior to any construction or equipment installation. Applicable fees include CEQA review fees, area source fees for any construction or renovation, and permit and emissions fees based on operational details.

Overall, the comments from both agencies do not preclude project approval but identify standard regulatory requirements and permit obligations that will be addressed through conditions of approval and compliance with applicable state and local regulations.

ZONING CONSISTENCY:

Zoning Regulations:

Chapter 18-45 Definitions defines automotive repairs major, means repair or refurbishing of any motor vehicle including the dismantling of an engine by removal of the head or pistons; the removal of the transmission, rear-end or major assembly of any motor vehicle; includes collision repair, painting and body work—all activities consistent with the applicant’s proposed operations at Unit G and Unit O.

Pursuant to Chapter 18-18 Use Regulations, Section 18-18.030 Commercial, Recreation and Amusement Uses Allowed by Zones (Table 5) identifies Automotive Repair Facilities as a use allowed in the General Commercial (GC) zoning district subject to approval of a Conditional Use Permit (CU). Automotive repair businesses are categorized under commercial service uses that involve mechanical work, equipment use, and limited outdoor storage, making them appropriate for the commercial district with discretionary review.

The proposed autobody repair and refinishing facility is commercial in nature and consistent with uses typically permitted within commercial zoning districts. All repair, painting, and storage activities are proposed to occur within enclosed buildings. The installation of an ETL-certified, NFPA-compliant paint booth and associated filtration systems is intended to control overspray and emissions and to minimize off-site impacts.

The project is not anticipated to generate noise, traffic, or environmental impacts beyond those typical of a small-to-moderate collision repair and refinishing facility operating within a commercially zoned area. With adherence to building, fire, and hazardous materials regulations, the proposed use is compatible with surrounding uses and may be considered for approval subject to the discretionary permit process.

Therefore, the project is subject to approval of an Conditional Use Permit as required by Chapter 18-18, and the proposed automotive repair use is consistent with the Clearlake Municipal Code for the General Commercial zoning district.

GENERAL PLAN CONSISTENCY:

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 similar uses in appropriate zones, thus making efficient use of existing infrastructure while avoiding sprawl. Moreover, the business contributes to the City’s implementation priorities for revitalizing underutilized 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 agencies to evaluate the environmental impacts of land use actions. After review of the application, agency comments, existing operations, and the project’s location within an urbanized area, staff determined that the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. This exemption is appropriate as the project involves the leasing of an existing private structure involving negligible or no expansion of existing use.

LEGAL NOTICE & PUBLIC COMMENT

The public hearing was noticed at least ten (10) days in advance in an electronic publication of the Lake County Record Bee by November 22, 2026, and mailed (via USPS) to all surrounding property owners within 300 feet of the subject parcel as required pursuant to the Clearlake Municipal Code.

- All mailing addresses are drawn from the electronic database supplied by the Lake County Assessor Office.
- The City of Clearlake did not receive any written public comment or concerns regarding the project.

MOTION/OPTIONS:

1. Move to Adopt Resolution PC 2026-01, A Resolution of the Planning Commission of the City of Clearlake Approving Conditional Use Permit, CUP 2026-01 and Categorical Exemption, CE 2026-01 located at 14915 Olympic Dr Units G and O, Clearlake, CA 95422, further described as Assessor Parcel Number 039-550-450-000.
2. Move to deny Resolution PC 2026-01, and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate directions to staff.

ATTACHMENTS:

- 1) RESOLUTION No. PC 2026-01
- 2) Conditions of Approval (Exhibit A)
- 3) Agency Comments
- 4) Submitted Application Packet