



PLANNING COMMISSION MEETING

Clearlake City Hall Council Chambers
14050 Olympic Dr, Clearlake, CA

Tuesday, June 09, 2026

6:00 PM

MINUTES

A. ROLL CALL

PRESENT

Chair Jack Smalley

Commissioner Derek Counts

Commissioner Ray Silva

Commissioner Fawn Williams

ABSENT

Vice Chair Chris Inglis

B. PLEDGE OF ALLEGIANCE

C. ADOPTION OF THE AGENDA

Motion made by Commissioner Williams, Seconded by Commissioner Silva.

Voting Yea: Chair Smalley, Commissioner Counts, Commissioner Silva, Commissioner Williams

D. PUBLIC COMMENT

There were no public comments.

E. CONSENT AGENDA

Motion made by Commissioner Williams, Seconded by Commissioner Silva.

Voting Yea: Chair Smalley, Commissioner Counts, Commissioner Silva, Commissioner Williams

1. Minutes

Recommended Action: Receive and file

Motion made by Commissioner Williams to accept with corrections to chair and vice chair,
Seconded by Commissioner Silva.

Voting Yea: Chair Smalley, Commissioner Counts, Commissioner Silva, Commissioner Williams

F. PUBLIC HEARING

2. Discussion and Consideration of Conditional Use Permit, CUP 2025-04 to allow a Commercial Food Park located at 14530 Lakeshore Drive, Clearlake, CA.
Recommended Action: Adopt Resolution PC 2026-06.

Senior Planner Mark Roberts gave the staff report.

Commissioner Ray Silva asked about restroom facilities and the potential for reconnecting to the sewer system.

Applicant Louis Iacovino explained that a sewer connection is not currently feasible on the site but may be considered in the future. An ADA-compliant portable restroom is proposed at this time.

Commissioner Derek Counts asked about the absence of a pathway on the left-hand side of the site.

Senior Planner Mark Roberts explained that the conditions of approval require the applicant to construct pathways along all pedestrian routes prior to project occupancy or use.

There were no public comments.

Motion made by Commissioner Williams, Seconded by Commissioner Silva.

Voting Yea: Chair Smalley, Commissioner Counts, Commissioner Silva, Commissioner Williams

G. CITY MANAGER AND COMMISSIONER REPORTS

City Manager Alan Flora reported on the contract with a firm for the annexation project. He also reported that the public draft Environmental Impact Report (EIR) for the Airport Property Redevelopment Project from the editor is expected to be received shortly, after which it would be released for public review.

Commissioner Fawn Williams requested an update on the former Rite Aid building.

City Manager Flora stated that the property had been purchased by new owners as an investment and that efforts to secure retail tenants were ongoing.

Commissioner Derek Counts requested an update on the Sports Complex Project and the Dam Road apartment project.

City Manager Flora reported that the timelines for litigation related to CEQA had expired. He stated that a concurrence letter from the State Historic Preservation Officer is expected in order to finalize review, after which the project would be submitted to HUD for final review and approval. He further reported that the project plans are complete and the bid package was ready for release.

Regarding the Dam Road apartment project, City Manager Flora stated that construction is expected to be completed in a shorter timeframe because the units are modular. The units are

anticipated to be delivered and stored at the airport property in September. He noted that grading activities had recently experienced a setback due to rocky terrain.

There were no further questions or comments from the Commission or staff.

H. FUTURE AGENDA ITEMS

I. ADJOURNMENT

Meeting adjourned 6:25 PM.



Melissa Swanson, Administrative Services Director/City Clerk