

RESOLUTION No. PC 2026-06

**A Resolution of the Planning Commission
City of Clearlake, State of California
Approving Conditional Use Permit CUP 2026-04 and
Categorical Exemption CE 2026-04**

WHEREAS, *Adventist Health Clearlake Hospital* applied for approval of a conditional use permit and corresponding environmental categorical exemption, CE 2026-04 to allow the expansion of the Hope Center (previously approved Use Permit, UP 015-08) located at 3400 Emerson Street, Clearlake, California 95422, further described as Assessors Parcels Number 039-495-17. and;

WHEREAS, the Planning Commission, on **April 21, 2026**, concurred with the City Zoning Code Section 18-18.040 (*Residential, Agricultural & Institutional Uses – Table 5*) and Section 18-45 Definitions, a *Residential Care Facility - Large* and a *Walk in Clinic* is subject to a conditional use permit; and

WHEREAS, the application has been processed in accordance with the City Municipal Codes, the City’s Environmental Review Guidelines and the California Environmental Quality Act (CEQA); and;

WHEREAS, the project is Categorically Exempt from environmental review pursuant to Article 19, Categorical Exemptions of the California Environmental Quality Act (CEQA) Statute and Guidelines, Section 15303 (New Construction or Conversion of Small Structures); and

WHEREAS, the Land Use Designation and General Plan designate the project site as Commercial. As conditioned, the proposed use would be consistent with the Land Use Designation and General Plan; and

WHEREAS, adequate public notice was made for the project in accordance with the City’s Municipal Code; and

WHEREAS, the project is subject to obtaining a Conditional Use Permit from the Planning Commission in accordance with Section 18-18. Therefore, pursuant to Section 18-28.040 of the Zoning Code regarding use permits, the Planning Commission finds that the proposed uses will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, nor injurious to the property, improvements, or potential development in the vicinity, with respect to factors including, but not limited to, the following:

- a. The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures.
- b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading.
- c. The safeguards provided to prevent noxious or offensive emissions, including noise, glare, dust, and odor.

- d. The treatment given, as appropriate to aspects such as landscaping, open spaces, parking areas, loading areas, service areas, lighting, and signage

WHEREAS, with the incorporated conditions of approval, referenced as Exhibit A herein, the project complies with the Land Use Designation, known as General Commercial and the Clearlake Municipal Codes.

NOW, THEREFORE, BE IT RESOLVED by the City of Clearlake – Planning Commission of the City of Clearlake that the project is hereby approved, subject to approved Conditions of Approval (Exhibit A).

PASSED AND ADOPTED on this 21 day of April 2026 by the following vote:

Planning Commissioners	AYES	NOES	ABSTAIN	ABSENT
Chair Fawn Williams				
Vice Chair Jack Smalley				
Commissioner Ray Silva				
Commissioner Chris Inglis				
Commissioner Derek Counts				

City of Clearlake – Planning Commission Chair

ATTEST: _____
 City of Clearlake Clerk/Deputy Clerk