



**City of Clearlake**  
**14050 Olympic Drive, Clearlake, California 95422**  
**(707) 994-8201 Fax (707) 995-2653**

**Request for Review**  
**Conditional Use Permit, CUP 2025-03**  
**Community Development Department**

<b>City Depts</b>	<b>County Depts</b>	<b>State/Fed. Depts.</b>	<b>Tribal Organizations</b>	<b>Agencies</b>
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Air Quality Mgmt.	<input type="checkbox"/> Caltrans	<input type="checkbox"/> Elem Indian	<input type="checkbox"/> Cal Cannabis
<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Assessor/Recorder	<input type="checkbox"/> Ca Air Board	<input type="checkbox"/> Middletown Ranch.	<input type="checkbox"/> CA Dept PH
<input checked="" type="checkbox"/> Police Department	<input checked="" type="checkbox"/> E. H./S. D.	<input type="checkbox"/> Ca Dept F&W	<input type="checkbox"/> Koi Nation	<input type="checkbox"/> BCC
<input type="checkbox"/> Public Works	<input type="checkbox"/> Lakebed Mgmt	<input type="checkbox"/> USA Corps of Eng	<input type="checkbox"/> NAHC	<input type="checkbox"/> CDFA
<input checked="" type="checkbox"/> Fire	<input type="checkbox"/> LC Surveyor	<input type="checkbox"/> US F&W Serv	<input type="checkbox"/> HERC	
<input type="checkbox"/> PGE	<input type="checkbox"/> LC Water Resource	<input type="checkbox"/> Sonoma State		
<input type="checkbox"/> Golden State Water	<input type="checkbox"/> LC Tax Collector	<input type="checkbox"/> CHP		
<input type="checkbox"/> Konocti Water	<input type="checkbox"/> LC Transit	<input type="checkbox"/> ABC		
<input checked="" type="checkbox"/> Highlands Water	<input type="checkbox"/> Lake Area P. C.	<input type="checkbox"/> Ca Water Boards		

**Request**

Please review the attached application materials and respond with any comments by Friday, **April 28, 2025** via email: [mtaylor@clearlake.ca.us](mailto:mtaylor@clearlake.ca.us) or postal mail: Clearlake City Hall attn. Planning Department, 14050 Olympic Drive, Clearlake, CA 95422.

Applicant: Musaed S. Alagi  
 Property Owner: Omar Alghazali

**Project Description**

The applicant is requesting approval of a conditional use permit (Per 18-19.020 of the Clearlake Municipal Code) to allow the sales of tobacco products and related accessories which generally include:

- Traditional tobacco items such as cigarettes, cigars, little cigars, chewing tobacco, pipe tobacco, or snuff.
- Electronic devices that deliver nicotine or other vaporized liquids, including electronic cigarettes, cigars, pipes, or hookahs.
- Components, parts, or accessories intended or reasonably expected to be used with a tobacco product, whether or not sold separately.

Tobacco products and accessories will make up approximately 55 percent of the floor sales area, and 55 percent of total revenue. The remaining floor area will be utilized and revenue generated by other retail items such as phone chargers, phone batteries, phone cases, and speakers.

The 600 square foot retail area is located within an approximately 2,000 square foot commercial building. The applicant is not proposing any significant improvements to the existing building or major tenant improvements requiring a building permit.

- Business Owner: Musaed S. Alagi
- Hours of Operation: Monday – Sunday 10:00 a.m. to 7:00 p.m.
- Employees: 1
- Max. Occupancy: Unknown
- Customers/day: 10-15 estimated by applicant
- Security: 3 security guards
- Parking: 3 standard spaces, 1 ADA spaces.
- Total Building Floor Area: 5,100 square feet
- Restaurant Area: 3,100 square feet

#### **Property Summary**

- Land Use Type: Retail
- Property Address: 14270 Lakeshore Drive, Clearlake
- APN(s): 040-091-14
- Zoning: General Commercial (GC)
- General Plan: Commercial
- Flood Zone: X
- Water Supply: Highlands Water District
- Wastewater: Lake County Special Districts



**COUNTY OF LAKE**  
Health Services Department  
Environmental Health Division  
922 Bevins Court  
Lakeport, California 95453-9739  
Telephone 707/263-1164

Anthony Arton  
Health Services Director

Craig Wetherbee  
Environmental Health Director

## *Promoting an Optimal State of Wellness in Lake County*

### **Memorandum**

**DATE:** June 3, 2025  
**TO:** Micheal Taylor, Associate Planner  
**FROM:** Shanna Parsons, Environmental Health Technician  
**RE:** CUP 2025-03/SR0017281  
**APN:** 040-091-14

Environmental Health Division is requiring:

1. Applicant must obtain license through the California Department of Tax and Fee Administration (CDTFA) for the sales of cigarettes and tobacco products.
2. For a location that has not been previously permitted as a retail tobacco facility, a plan check is required through Environmental Health (EH) prior to construction, opening your facility, obtaining building, plumbing or electrical permits.
3. The owner of the facility must apply and pay fees for the Annual Facility permit for Retail Tobacco.
4. If this facility will be retailing foods and/or storing foods, additional fees and requirements will apply for a plan check and food retail permit.

Please note: The permit, once issued, is not transferable.



COUNTY OF LAKE  
**HEALTH SERVICES**  
prevent.promote.protect.

**From:** [Mary Jane Montana](#)  
**To:** [Michael Taylor](#)  
**Subject:** Re: Request for Review, Use Permit CUP 2025-03, 14270 Lakeshore Drive, Clearlake  
**Date:** Tuesday, April 15, 2025 1:55:20 PM  
**Attachments:** [image001.png](#)

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Mike,

Building Official will need to do site inspection prior to opening to verify exits and accessibility compliance

Thank you,

Mary Jane

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**From:** Michael Taylor <[mtaylor@clearlake.ca.us](mailto:mtaylor@clearlake.ca.us)>  
**Sent:** Monday, April 14, 2025 3:29 PM  
**To:** Michael Taylor <[mtaylor@clearlake.ca.us](mailto:mtaylor@clearlake.ca.us)>  
**Subject:** Request for Review, Use Permit CUP 2025-03, 14270 Lakeshore Drive, Clearlake

Good afternoon,

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Tobacco products and accessories will make up approximately 55 percent of the floor sales area, and 55 percent of total revenue. The remaining floor area will be utilized and revenue generated by other non-tobacco retail items such as phone chargers, phone batteries, phone cases, and audio speakers.

The 600 square foot retail area is located within an approximately 2,000 square foot commercial building

The applicant is not proposing any significant improvements to the existing building or major tenant

**From:** [Lori Baca](#)  
**To:** [Michael Taylor](#)  
**Subject:** RE: Request for Review, Use Permit CUP 2025-03, 14270 Lakeshore Drive, Clearlake  
**Date:** Friday, April 18, 2025 2:09:34 PM  
**Attachments:** [image003.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michael,

The CUP 2025\_03 will have no impact on the Districts ability to continue to provide services. The current location is billed "Commercial" so I don't believe the bi-monthly billing will change, but I will pass this on to the Billing Department to see if they have any additional comments.

## **Lori A. Baca**

**Customer Service Supervisor**

[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)

**Office Number** (707) 263-0119

**Fax** (707) 263-3836



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**Sent:** Monday, April 14, 2025 3:29 PM  
**To:** Michael Taylor <[mtaylor@clearlake.ca.us](mailto:mtaylor@clearlake.ca.us)>  
**Subject:** [EXTERNAL] Request for Review, Use Permit CUP 2025-03, 14270 Lakeshore Drive, Clearlake

Good afternoon,

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**From:** [Ryan Lewelling](#)  
**To:** [Michael Taylor](#)  
**Subject:** RE: Request for Review, Use Permit CUP 2025-03, 14270 Lakeshore Drive, Clearlake  
**Date:** Monday, April 21, 2025 9:40:05 AM  
**Attachments:** [image001.png](#)

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Michael,

The Assessor's office has the following comments:

- Property taxes current as of March 4, 2025.
- Ownership confirmed per grant deed #2025001901 – SPACETEL REAL ESTATE HOLDINGS LLC

[Ryan Lewelling](#)  
*Cadastral Mapping Specialist,*  
**Assessor-Recorder, County of Lake, California**  
707-263-2302 | [Ryan.Lewelling@LakeCountyCA.gov](mailto:Ryan.Lewelling@LakeCountyCA.gov)

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**From:** [Ryan Lewelling](#)  
**To:** [Michael Taylor](#)  
**Subject:** RE: Request for Review, Use Permit CUP 2025-03, 14270 Lakeshore Drive, Clearlake  
**Date:** Thursday, May 8, 2025 10:20:33 AM  
**Attachments:** [image001.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michael,

The Assessor's Office has no comment at this time.

Ryan Lewelling  
*Cadastral Mapping Specialist*  
**Assessor-Recorder, County of Lake**

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