



STAFF REPORT	
Subject: Conditional Use Permit, CUP 2026-03 Categorical Exemption, CE 2026-03	Meeting Date: May 12, 2026 6:00PM
Submitted By: Michael Taylor, Associate Planner	
Report Purpose <input checked="" type="checkbox"/> Action Item <input type="checkbox"/> Discussion <input type="checkbox"/> Information Only	
Applicant(s): Mohammad M. Sattar	
Property Owner: Abdul Sattar	
Location: 3511, 3510, & 3520 Redwood Street Clearlake, CA 95422 (APNs: 039-175-45; 039-174-01 & 039-175-02)	

WHAT IS BEING ASKED OF THE PLANNING COMMISSION:

The Planning Commission is being asked to consider Conditional Use Permit, CUP 2026-03, and corresponding environmental filing Categorical Exemption, CE 2026-03, to allow an Automotive Tire Shop located at 3511, 3510, and 3520 Redwood Street Clearlake, CA 95422, further described as Assessor Parcel Numbers 039-174-45, 039-175-01, and 039-175-02.





Figure 2. Shop Buildings



Figure 3. 3511 Redwood Street



Figure 4. 3510 and 3520 Redwood Street

PROJECT SUMMARY:

The applicant proposes to operate a full-service tire and alignment center within three existing buildings located at 3510, 3511, and 3520 Redwood Street in the City of Clearlake (Figure 2). The project is designed to provide a comprehensive tire focused service facility with a clear separation between customer-oriented functions and technical shop operations (*no major engine repair, transmission work, or autobody repair is proposed*). The business will operate seven (7) days per week from 9:00 a.m. to 5:00 p.m. On-site parking will accommodate employees and customers, and vehicle staging will be limited to active service operations only.

The business will operate across three dedicated buildings, each serving a specific function:

Main Office & Customer Showroom - 3511 Redwood Street:

This building will serve as a public interface for the business. It will include a customer showroom, waiting area, snack bar offering light refreshments, and an accessible restroom facility maintained in compliance with California Health and Safety Code requirements. No heavy machinery or hazardous materials will be stored in this building, ensuring a safe and comfortable environment for customers (Figures 2, 3, & 4).

Inventory & Tire Service - 3510 Redwood Street:

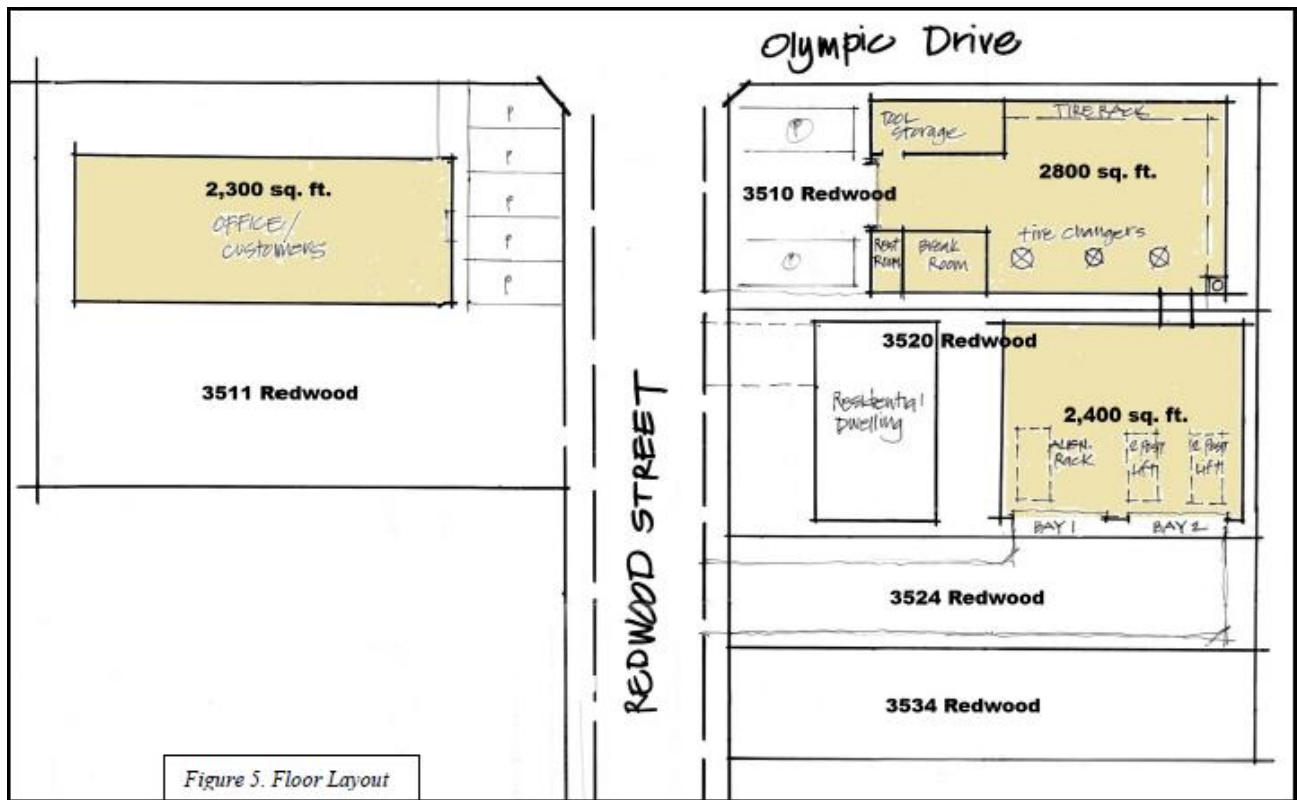
This building will support tire service operations and inventory storage. Equipment will include professional tire mounting/dismounting machines and wheel balancing equipment. The applicant proposes maintaining an inventory of approximately 100 to 150 tires of various sizes, along with related wheel accessories. Tire storage will be organized on commercial-grade racks and maintained in compliance with applicable fire codes, including limits on storage density and a minimum four-foot clearance from the ceiling (Figures 2, 3, & 5).

Alignment & Vehicle Service - 3520 Redwood Street:

This building will be dedicated to vehicle lifting and wheel alignment services. It will house a professional alignment system and two (2) two-post vehicle lifts. All equipment will be installed by licensed/certified professionals and operated in accordance with applicable safety standards (Figures 2, 3, & 5).

Roads and Access:

- *Redwood Street:* Public street (source Clearlake Public & Private Streets)
- *Olympic Drive:* Public street (source Clearlake Public & Private Streets)
- *3524 Redwood Street-Driveway:* Improved with an existing gravel access driveway that services the building at 3520 Redwood Street which provides the Alignment & Vehicle Service portion of the tire business.



Safety, Compliance, and Environmental Responsibility:

The applicant has outlined a comprehensive approach to safety and regulatory compliance, as summarized below:

Professional Installation & Safety Equipment:

All specialized equipment, including automotive lifts, alignment systems, and tire service machinery, will be installed by licensed professionals. Electrical work and equipment setup will comply with applicable building codes and occupational safety standards, ensuring a safe working environment.

Licensing and Regulatory Compliance:

The business will obtain and maintain all required City of Clearlake and State of California permits and licenses. The operation will be registered as an Automotive Repair Dealer (ARD) with the Bureau of Automotive Repair and will adhere to all applicable consumer protection and operational regulations.

Environmental Responsibility (Waste Tire Management):

The business will register as a Tire Generator with Cal Recycle and obtain a Tire Program Identification (TPID) Number. Waste tires will be collected on a weekly or bi-weekly basis by a registered waste tire hauler. The applicant will maintain all required manifests and Tire Disposal Certificates to ensure full compliance with State regulations governing waste tire handling and disposal.

Workplace Standards:

The applicant will maintain a clean and organized facility in compliance with occupational safety requirements, including proper signage, equipment maintenance, and adherence to hazardous material handling protocols.uk

AGENCY REVIEW:

A Request for Review (RFR) was distributed by email on March 25, 2026, to applicable city departments and county agencies, with comments requested by April 8, 2026. During the review period, the city did not receive adverse comments or concerns from the following departments and agencies:

- *Clearlake Engineering & Building*
- *Clearlake Police & Code Enforcement Departments*
- *Lake County Fire Protection District*
- *Lake County Air Quality Management District*
- *Lake County Assessor & Tax Collector*
- *Lake County Environmental Health Department*
- *Lake County Special Districts*

CURB, GUTTER, AND SIDEWALK IMPROVEMENTS (OLYMPIC DRIVE FRONTAGE)

The Clearlake Municipal Code requires the installation of curb, gutter, and sidewalk improvements along street frontages in conjunction with discretionary permits (*such as use permits, parcel maps, etc.*) and qualifying site improvements. Throughout the application process, City staff has discussed these requirements with the applicant on multiple occasions. During our discussions, the applicant has acknowledged this requirement and has expressed commitment in completing the installation of curb, gutter, and sidewalk along the project frontage prior to commencing operations. A Condition of Approval has been incorporated to ensure compliance.

To implement these improvements, the applicant will retain a California Licensed Civil Engineer to prepare construction plans consistent with City standards and applicable regulations. The applicant will work closely with City staff throughout the design, permitting, and construction process, including obtaining necessary encroachment permits and coordinating required inspections.

ZONING AND GENERAL PLAN CONSISTENCY:

Zoning Regulations: Pursuant to Chapter 18-18 Use Regulations, Section 18-18.030, Commercial, Recreation and Amusement Uses Allowed by Zones. Table 5 identifies Automotive Repairs as a use allowed in the General Commercial (GC) zoning district subject to approval of a Conditional Use Permit (CU). Automotive Repairs are categorized under commercial uses that involve minor repair of any motor vehicle including the sales and installation of tires making it appropriate for the GC district with discretionary review.

- Chapter 18-45 Definitions defines *Automotive Repairs* as both minor and major repair activities. Minor means limited repair of any motor vehicle which includes the sales and installation of tires activities consistent with the applicant's proposed operations.

The proposed operation is consistent with the applicable zoning designation and is appropriate for the project site. The use is designed to operate within enclosed buildings with clearly defined operational areas and is not expected to generate noise, traffic, or environmental impacts beyond those typical of a small-scale tire and alignment facility. Conditions of approval have been established to ensure that the operation complies with relevant Federal, State, and local agency requirements.

General Plan: 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 commercial uses in appropriate zones, thus making efficient use of existing infrastructure. Additionally, the business contributes to the City's implementation priorities for revitalizing underutilized commercial 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 public agencies to evaluate and disclose the potential environmental impacts of discretionary land use actions. Following a comprehensive review of the project application, applicable agency and departmental comments, existing site operations, and the project's location within a developed and urbanized area, staff has determined that the proposed project qualifies for a Categorical Exemption pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities).

Class 1 exemptions apply to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, or mechanical equipment involving negligible or no expansion of existing or former use. All activities will occur within the confines of the existing structures.

LEGAL NOTICE & PUBLIC COMMENT

The public hearing was noticed at least ten (10) days in advance through an electronic publication of the Lake County Record-Bee on *Saturday, May 2nd 2026*, posted in the City Bulletin Board and notices were mailed via USPS to all property owners within a 300-foot radius of the subject parcel in accordance with the Clearlake Municipal Code. *(All mailing addresses were obtained from the electronic database maintained by the Lake County Assessor's Office)*

MOTION/OPTIONS:

1. Move to Adopt Resolution PC 2026-05, A Resolution of the Planning Commission of the City of Clearlake Approving Conditional Use Permit, CUP 2026-03 and Categorical Exemption, CE 2026-03 located at 3511, 3510, and 3520 Redwood Street, Clearlake, CA 95422, further described as Assessor Parcel Numbers 039-174-45, 039-175-01, and 039-175-02.
2. Move to deny Resolution PC 2026-05, and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate directions to staff.

ATTACHMENTS:

- 1) Resolution PC 2026-05
- 2) Conditions of Approval
- 3) Submitted Application/Project Description
- 4) Agency Comments