

RESOLUTION No. PC 2026-05

**A Resolution of the Planning Commission
City of Clearlake, State of California
Approving Conditional Use Permit CUP 2026-03 and
Categorical Exemption, CE 2026-03
Automotive Tire Shop**

WHEREAS, **Mohammad M. Sattar** applied for approval of conditional use permit, CUP 2026-03 and corresponding environmental filing, categorical exemption, CE 2026-03 to authorize an automotive tire shop located at 3511, 3510, and 3520 Redwood Street, Clearlake, CA 95422, Clearlake, CA 95422 further described as APNs: 039-175-45, 039-174-01, and 039-175-02: and

WHEREAS, the Planning Commission, on **May 12, 2026**, concurred with the City Zoning Code Section 18-18.030 – Commercial, Recreation and Amusement Uses Allowed by Zones (Table 5), Section 18-18 Use Regulations, and Section 18-45 Definitions, an automotive tire shop is subject to a conditional use permit; and

WHEREAS, this conditional use permit has been made in accordance with Section 18-18.030 – Commercial, Recreation and Amusement Uses, Section 18-18 Use Regulations, and Section 18-45 Definitions of the Zoning Code as further defined as uses generally allowed; and

WHEREAS, the project is categorically exempt from environmental review pursuant to the State of California Environmental Quality Act (CEQA) Statute and Guidelines, Article 19 Categorical Exemptions, Section 15301, Class 1, Existing Facilities 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, adequate public notice was made for the project in accordance with the City of Clearlake Municipal Code; and

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

WHEREAS, in accordance with Section 18-28.040 Findings of the Zoning Code the use as proposed will not be detrimental to the health, safety, convenience, or general welfare of people residing or working in the vicinity, or injurious to the property, improvements or potential development in the vicinity with respect to aspects 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 City Municipal Code/Zoning Code.

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

PASSED AND ADOPTED on this **12th day of May 2026** by the following vote:

Planning Commissioners	AYES	NOES	ABSTAIN	ABSENT
Chair Smalley				
Vice Chair Inglis				
Commissioner Williams				
Commissioner Silva				
Commissioner Counts				

City of Clearlake – Planning Commission Chair

ATTEST: _____
City of Clearlake Clerk/Deputy Clerk