



# City of Clearlake Planning Commission

STAFF REPORT	
<b>Subject:</b> Conditional Use Permit, CUP 2025-04 Categorical Exemption, CE 2025 -07	<b>Meeting Date:</b> June 9th 2026 6:00PM
<b>Submitted By:</b>	Mark Roberts – Senior Planner
<b>Report Purpose</b>	<input checked="" type="checkbox"/> Action Item <input type="checkbox"/> Discussion <input type="checkbox"/> Information Only
<b>Applicant(s):</b>	Louis Iacovino
<b>Property Owner:</b>	Louis Iacovino
<b>Location:</b>	14530 Lakeshore Drive, Clearlake, CA 95422 (APN: 040-182-35)

**What is Being Asked of The Planning Commission:**

The Planning Commission is being asked to consider Conditional Use Permit, CUP 2025-04 and corresponding environmental filing, Categorical Exemption, CE 2025-07 to allow a Commercial Food Park located at 14530 Lakeshore Drive, Clearlake, California 95422, further described as Assessor’s Parcel Number 040-182-35.



## **PROJECT SUMMARY:**

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the operation of a commercial food park (Highlands Food Park). The project initially operated under a Temporary Use Permit (issued in March 2024) for a one-year trial period as a concept plan, with an understanding that a CUP would be required for long-term operation. Following the expiration of the TUP, the property was sold, and the new owner has since been working with the City to obtain the necessary permits. In November 2025, a CUP Application was submitted with the understanding that operations may not resume until proper approvals have been granted, including additional site improvements. The project includes, but is not limited to (*Refer to Attachment 3 & 4 for full details*):

- **Food Truck Operations:** Up to eight (8) food truck vendors may operate on-site at any given time.
- **Hours of Operation:** Monday through Sunday, 11:00 a.m. to 10:00 p.m., with approximately 1 to 4 employees per vendor.
- **Existing On-Site Structures:**
  - 160-square-foot for the storage of tools/operational equipment.
  - 800-square-foot outdoor dining shade structure.
- **Site Access:** Vehicle access will be provided via Lakeshore Drive, with parking located outside the fenced operational area with access via a pedestrian walkway and/or gate. Customer vehicles will not be permitted to enter/park within the food park area.
- **Parking Improvements:** The project proposes improvements to the existing parking lot, which contains approximately 13 spaces, including two ADA-accessible spaces along Lakeshore Drive.
- **Surfacing and Compliance:** All parking areas, drive aisles, and designated travel routes will be improved with all-weather surfacing material (e.g., asphalt, concrete, or chip seal) to ensure compliance with the City Municipal Codes & Design Standards, including the California Building Standards.

## **AGENCY REVIEW:**

A Request for Review (RFR) was distributed via email on November 11<sup>th</sup>, 2025, to all applicable Federal, State and local agencies. Departments were asked to provide comments no later than December 1<sup>st</sup>, 2025. The project was circulated to the following agencies. (*Refer to Attachment 5 for details*).

- *City of Clearlake (Building, Planning, Public Works and Police/Code Department)*
- *Lake County Air Quality Management District*
- *Lake County Fire Protection District*
- *Lake County Environmental Health*
- *Lake County Special Districts*
- *Lake County Assessor Office*
- *Lake County Tax Collector*
- *Highlands Water District*

*Comments were received from Lake County Special Districts and Lake County Environmental Health. Conditions of Approval have been incorporated to adhere to all applicable Federal, State and local agency requirements.*

## **ZONING AND GENERAL PLAN CONSISTENCY:**

**Zoning Regulations:** In accordance with Chapter 18, Section 18-18.040 (*Commercial, Recreation and Amusement Uses – Table 5*) of the City Municipal Code, “Other Outdoor Commercial Amusements” are allowed upon securing a Conditional Use Permit (CUP). Commercial Outdoor Amusement includes intermittent and permanent uses, such as rodeo/fairgrounds, event grounds or similar facilities.

**Parking Requirements:** Pursuant to Chapter 18, Section 18-20.090, the proposed operation would fall under the classification of Outdoor Recreation (Other Active Recreation) for parking requirements. This classification requires 12 spaces per acre. The project site is approximately 0.66 acres (28,749.6 SQFT) in size and would require a minimum of eight (8) parking spaces.

- Per the Site Plan (*Refer to Attachments 3 & 4*), the operation will have 13 parking spaces, which includes two accessible compliant parking spaces.

**General Plan:** The existing operation is consistent with the City of Clearlake 2040 General Plan, as it supports key economic development goals by generating employment opportunities, and increasing hospitality uses along Lakeshore Drive. The proposed operation and/or site modifications are consistent with applicable provisions of the City Municipal Code.

## **ENVIRONMENTAL REVIEW (CEQA):**

The California Environmental Quality Act (CEQA) requires public agencies to evaluate the potential environmental impacts of discretionary land use approvals. Based on review of the application material, agency comments, and the project’s location within an urbanized area, staff has determined that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines, Title 14, Division 6, Chapter 3, Section 15301 (*Class 1 – Existing Facilities*) and Section 15303 (*Class 3 – New Construction or Conversion of Small Structures*).

These exemptions apply to the project as it involves the re-establishment of an existing use, the construction and installation of small structures totaling less than 10,000 square feet within an urbanized area. Based on these findings, the project is exempt from further environmental review under CEQA, as the proposed activities fall within the applicable categorical exemptions and do not result in significant environmental impacts.

## **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, April 11th, 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 2026-06, A Resolution of the Planning Commission of the City of Clearlake approving Conditional Use Permit, CUP 2025-04 and corresponding Categorical Exemption, CE 2025-07 to authorize a Commercial Food Park Operation located at 14530 Lakeshore Drive, Clearlake, CA further described as Assessor Parcel Number 040-182-35.
2. Move to Deny Resolution PC 2026-06, and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate directions to staff.

**ATTACHMENTS:**

- Attachment 1 – PC Resolution
- Attachment 2 – Conditions of Approval
- Attachment 3 – Application Packet
- Attachment 4 - Site Plan Layout
- Attachment 5 - Agency Comments