



PLANNING COMMISSION MEETING

Clearlake City Hall Council Chambers
14050 Olympic Dr, Clearlake, CA

Tuesday, May 12, 2026

6:00 PM

MINUTES

A. ROLL CALL

PRESENT

Chair Fawn Williams

Vice Chair Jack Smalley

Commissioner Chris Inglis

Commissioner Derek Counts

Commissioner Ray Silva

B. PLEDGE OF ALLEGIANCE

C. ADOPTION OF THE AGENDA

D. PUBLIC COMMENT

There were no public comments.

E. CONSENT AGENDA

Motion made by Commissioner Counts, Seconded by Commissioner Inglis.

Voting Yea: Chair Williams, Vice Chair Smalley, Commissioner Inglis, Commissioner Counts, Commissioner Silva

1. Minutes

Recommended Action: Review and file

Motion made by Chair Williams, Seconded by Commissioner Inglis.

Voting Yea: Chair Williams, Vice Chair Smalley, Commissioner Inglis, Commissioner Counts, Commissioner Silva.

F. PUBLIC HEARING

2. Discussion and Consideration of Conditional Use Permit, CUP 2026-03 to allow an Automobile Tire Shop located at 3510, 3511 and 3520 Redwood Street, Clearlake, CA.

Recommended Action: Adopt Resolution PC 2026-05

Associate Planner Michael Taylor gave the staff report.

Staff recommends adding condition: Within thirty (30) days of Conditional Use Permit approval, the applicant shall submit a Parking Plan for review and approval by the Planning Director. This shall be implemented and maintained for the duration of use.

Commissioner Silva commented on sidewalk curb and gutter deferral, bond requirement, timing, and design.

Commissioner Inglis commented on nearby businesses, coordination of sidewalk improvements, and noise level.

Associate Planner Michael Taylor provided clarification on sidewalk curb and gutter deferral. Stating that included in conditions of approval prior to operation applicant will construct curb, gutter, and sidewalk, entirely. That the applicant has commissioned an engineer for plans and subsequent processing. And the business working hours being within normal working hours in response to the noise level question.

City Manager Alan Flora provided clarification on sidewalk curb and gutter deferral. Stating that it is not recommended and that this applicant plans to begin this process now, before use, as required. Clarification was also provided on parking requirements, plans, timeframe, and conditions for approval.

Commissioner Williams commented on employee parking.

Chair Smalley commented on zoning and parking for site.

Commissioner Counts commented on dwelling use and service bays.

Applicant answered comments made by the planning commission members.

Motion made by Chair Williams, Seconded by Commissioner Inglis.

Voting Yea: Chair Williams, Vice Chair Smalley, Commissioner Inglis, Commissioner Counts, Commissioner Silva with added condition.

G. CITY MANAGER AND COMMISSIONER REPORTS

H. FUTURE AGENDA ITEMS

I. ADJOURNMENT

Meeting adjourned 6:31PM.



Melissa Swanson, Administrative Services Director/City Clerk

