

RESOLUTION No. PC 2026-06

**A Resolution of the Planning Commission
City of Clearlake, State of California
Approving Conditional Use Permit CUP 2025-04 and
Categorical Exemption CE 2025-07**

WHEREAS, Louis Iacovino applied for approval of a conditional use permit to allow the operation of a Commercial Food Park located at 14530 Lakeshore Drive, Clearlake, CA 95422, APN 040-182-35-000; and

WHEREAS, the Planning Commission, on **June 9th 2026**, concurred with the City Zoning Code Chapter 18, Section 18-18 (Commercial, Recreation Table 5) that “Other Outdoor Commercial Amusement” uses is subject to a conditional use permit; and;

WHEREAS, the project is categorically exempt from environmental review pursuant to the State of California Environmental Quality Act 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*), 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 and Land Use Designation is General Commercial and 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 Codes/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 9th day of June 2026 by the following vote:

Planning Commissioners	AYES	NOES	ABSTAIN	ABSENT
Chair Jack Smalley				
Vice Chair Chris Inglis				
Commissioner Fawn Williams				
Commissioner Ray Silva				
Commissioner Derek Counts				

City of Clearlake – Planning Commission Chair

ATTEST: _____
City of Clearlake Clerk/Deputy Clerk