

RESOLUTION No. PC 2026-10

**A Resolution of the Planning Commission
City of Clearlake, State of California
Approving Conditional Use Permit CUP 2026-07 and
Categorical Exemption, CE 2026-08
Minor Automobile Repair Business**

WHEREAS, Thomas Wilkerson, has applied for approval of Conditional Use Permit CUP 2026-07 for the operation of a minor automobile repair business located at 14935 Olympic Drive, Unit A, Clearlake, CA 95422, further described as Assessor Parcel Number 039-550-460-000; and

WHEREAS, the Conditional Use Permit application has been made in accordance with Section 18-18.030 of the City of Clearlake Municipal Code, Zoning Regulations, which identifies automobile repair as a use subject to a Conditional Use Permit; and

WHEREAS, the land use zoning designation is “GC” General Commercial. As conditioned, the proposed use would be consistent with the allowable uses in the GC Zoning Designation; and

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

WHEREAS, the Conditional Use Permit would allow the operation of a minor automobile repair business within an existing commercial building at 14935 Olympic Drive, Unit A, subject to the Conditions of Approval attached hereto as Exhibit A; and

WHEREAS, the proposed automobile repair business will operate within an existing approximately 2,800-square-foot commercial tenant space and will include minor automobile repair and related minor automotive service activities as described in the approved application and business plan; and

WHEREAS, the proposed use will utilize the existing commercial site and building and will not involve expansion of the existing building footprint; and

WHEREAS, the proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines; and

WHEREAS, the proposed project involves the operation of a minor automobile repair business within an existing commercial facility and, based upon the City's environmental review, is determined to be exempt from environmental review pursuant to CEQA Guidelines Section 15301, Existing Facilities – Class 1; and

WHEREAS, the Planning Commission has reviewed the Conditional Use Permit application, project plans, business plan, staff report, applicable provisions of the City of Clearlake Municipal Code, and all testimony and evidence presented at the duly noticed public hearing; and

WHEREAS, the Planning Commission finds that the proposed Conditional Use Permit, as conditioned, is consistent with the City of Clearlake General Plan and applicable provisions of the City of Clearlake Municipal Code.

WHEREAS, in accordance with Section 18-28.040 of the City of Clearlake Municipal Code, the use as proposed and conditioned will not be detrimental to the health, safety, convenience, or general welfare of persons 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 afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.
- d) Treatment given, as appropriate to such aspects as landscaping, screening, open spaces, parking areas, loading areas, service areas, lighting, and signs; and

WHEREAS, with the incorporated conditions of approval, referenced as “Exhibit A” herein, the project complies with the Land Use Designation, known as General Commercial and the Clearlake Municipal Codes.

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

PASSED AND ADOPTED on this **29th day of September 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