

**COUNTY OF LAKE  
Planning Commission**



**THURSDAY, OCTOBER 22, 2026**

**9:00 AM**

**AGENDA - Final**

Commissioner Monica Rosenthal District I  
Commissioner Everardo Chavez District II  
Commissioner Batsulwin Brown District III  
Commissioner Maile Field District IV  
Commissioner Sharron Zoller District V

Interim Director Susan Parker  
Deputy County Counsel Nicole Johnson  
P.C. Clerk Yolanda Claybon

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**GENERAL INFORMATION**

The Planning Commission meets the second and fourth Thursday of each month, at 9:00 a.m. at 255 North Forbes Street, Lakeport, California. The meeting room is wheelchair accessible. A request for a disability-related modification or accommodation necessary to participate in the Planning Commission meeting should be made in writing to the Office Assistant III at least 48 hours prior to the meeting. Any person may speak for three minutes about any subject of concern, provided that it is within the jurisdiction of the Planning Commission and is not already on today's agenda or scheduled for a future public hearing. Speakers are requested to legibly write your name on the sign in sheet at the podium and state your name for the record.

Agendas of public meetings and supporting documents are available for public inspection in the Lake County Courthouse, Community Development Department, Third Floor, 255 North Forbes Street, Lakeport, CA.

**AGENDA AVAILABLE ONLINE AT [www.lakecountycalifornia.gov](http://www.lakecountycalifornia.gov)**

Meetings of the Lake County Planning Commission will be available for participation virtually via Zoom. Live video of all Planning Commission meetings are broadcast on Lake County PEG TV (TV8), and online, at <https://countyoflake.legistar.com/Calendar.aspx>. To submit a written comment on any agenda item, please visit site above and click on the eComment feature linked to the meeting date.

Join from a PC, Mac, iPad, iPhone or Android device:

<https://lakecounty.zoom.us/j/99417602765?pwd=aEdsUWtFMVJEQWFDRHNtT3V6cStSQT09>

Passcode: 155982

Or One tap mobile:

+16699006833,,99417602765#,,, \*155982# US (San Jose)

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1-669-900-6833 or +1-669-444-9171

Webinar ID: 994 1760 2765

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<https://countyoflake.legistar.com/Calendar.aspx>  
and click on the eComment feature linked to the meeting date.

## 1. 9:00 AM - Call To Order

## 2. Pledge of Allegiance

## 3. Verification of Legal Notice

## 4. Consent Agenda

- 4a. Approve Minutes from May 14, 2026, Planning Commission Meeting

Memo: [26-1019](#)

Attachments: [05.14.26 Minutes\\_PC DRAFT](#)

- 4b. Approve Minutes from June 11, 2026, Planning Commission Meeting

Memo: [26-1018](#)

Attachments: [06.11.26 Minutes\\_PC DRAFT](#)

## 5. Public Input

## 6. Timed Items - Public Hearings

- 6a. 9:05 A.M.- Public Hearing Consideration of proposed Major Use Permit, Kugelman Commercial Shop and Mitigated Negative Declaration (PL-25-271), for the approval of a 3,000-sf minor vehicle restoration and auto repair shop located at 15880 Kugelman Street, Lower Lake (APN 012-025-33).

Memo: [26-1020](#)

Attachments: [Staff Report](#)  
[Project Description](#)  
[Site Plans](#)  
[Geotechnical Investigation](#)  
[Draft Conditions of Approval](#)  
[Mitigation Monitoring Reporting Plan](#)  
[Draft Initial Study](#)  
[Biological Resources Assessment](#)  
[Agency Comments](#)  
[Tribal Comments](#)  
[Public Comment](#)

## 7. Non-Timed Items

- 7a. 9:25 a.m. - At the request of the Planning Commissioners, Staff will provide training to support the understanding of Roles and Responsibilities, Zoning, Use Permit regulations, CEQA, and any other areas of interest.

Memo: [26-1023](#)

## 8. Department Update

## 9. Adjournment