



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street Lakeport,
California 95453
Telephone: (707) 263-2221 FAX: (707) 263-2225

Mireya G. Turner
Director

May 21, 2026

Michael Smith
470 SHANNON LN,
LAKEPORT CA 95453

Subject: Notice of Administrative Decision by the Community Development Director for 470 Shannon Ln, Lakeport, CA 95453 (APN 028-222-09) (A-26-66).

An application for an accessory structure building permit (A-26-66) was submitted on April 14, 2026 by Michael Smith for a residential shed located at 470 Shannon Lane, Lakeport (APN 028-222-09). The proposed placement of the accessory structure is within the front half of the parcel. The building pad has been set on site. According to the Lake County Zoning Ordinance, Section 42.9 Setback exceptions for detached accessory structures and buildings, accessory buildings in any residential district (other than a garage or carport) shall be located on the rear one-half (1/2) of the lot and at least three (3) feet from any dwelling existing or under construction on the same lot, or any adjacent lot.

On May 19, 2026, the Community Development Director determined that the current placement does not comply with this regulation, and the structure could be relocated to the rear of the existing residence rather than the rear half of the parcel. This letter serves as official notification of the administrative decision by the Community Development Director.

Required Action

The options moving forward are to revise the current building permit application with the appropriate setbacks and placement of infrastructure including sewer and underground power lines while relocating the accessory structure to be placed to the rear of the residence. Alternatively, you may apply for an Administrative Appeal to the Planning Commission.

To initiate the review process, please submit all necessary documents through our online permitting portal, **OpenGov**. A link to the portal can be found on the Community Development website: <https://lakecountyca.gov/410/Community-Development>.

If you have any questions, please reach out to the Community Development Department at 707-263-2221.

Thank you,

A handwritten signature in black ink, appearing to read "Daniel Brancati", is written over a horizontal line.

May 21, 2026

Daniel Brancati, Assistant Resource Planner.