**Notice of Completion Project Description**

The parcel fronts the shoreline of Clear Lake and is approximately 0.44 acres (19,166 square feet) along Lakeshore Blvd. north of the City of Lakeport, and is currently vacant. The site is flat and contains an existing retaining wall along the northern and part of the southern lot line, as well as along the shoreline of Clear Lake (east). The future development is planned to be a single-family dwelling with garage, which would be approved through the ministerial Building permit process. The existing access/roadway would be improved to meet all Federal, State and local agency requirements. Due to the shape of the lot, location of the shoreline and retaining wall, the remaining buildable plot size is approximately 5,350 square feet.

The applicant is requesting approval of a Rezone of APN: 029-141-22 from “R3 – SC – FF – WW” Multi-Family Residential – Scenic Combining – Floodway Fringe – Waterway Combining District to “R1 – SC – FF – WW” Single-Family Residential – Scenic Combining – Floodway Fringe – Waterway Combining District to accommodate plans for the single family home.

**REZONE REQUEST:**

|  |  |  |
| --- | --- | --- |
| Parcel Number | Current Zoning Designation | Proposed Zoning Designation |
| 029-141-22 | “R3 – SC – FF – WW”  (Multi-Family Residential – Scenic Combining – Floodway Fringe – Waterway Combining) | “R1 – SC – FF – WW”  (Single-Family Residential – Scenic Combining – Floodway Fringe – Waterway Combining) |

In addition, the applicant is also requesting approval of a General Plan Amendment of APN 029-141-22 “RC – HDR” Resource Conservation – High Density Residential to “RC-LDR” Resource Conservation– Low Density Residential.

**GENERAL PLAN AMENDMENT REQUEST:**

|  |  |  |
| --- | --- | --- |
| Parcel Number | Current Zoning Designation | Proposed Zoning Designation |
| 029-141-22 | “RC – HDR”  (Resource Conservation – High Density Residential) | “RC-LDR”  (Resource Conservation– Low Density Residential) |