

From: [Shelby Summers](#)
Sent on: Wednesday, February 25, 2026 12:00:26 PM
To: [Marcus Beltramo](#)
Subject: FW: APN: 029-151-37 & 029-151-28

From: Christopher Colen <Christopher.Colen@lakecountyca.gov>
Sent: Thursday, August 28, 2025 8:50 AM
To: Marcus Beltramo <Marcus.Beltramo@lakecountyca.gov>; Shelby Summers <shelby.summers@lakecountyca.gov>
Subject: Re: APN: 029-151-37 & 029-151-28

Good morning,

That all jogs because **029-151-37** was owned by the owner of the Mobile Home Park (MHP) across the street, so was probably used as a boat launch for the MHP.

Regardless of C2 or CR, none of Steve Wratishaw's uses have conformed. The property would have to be M1 with a Major Use Permit to be in compliance - **Chapter 21, Section 21.6 Uses permitted subject to first obtaining a Major Use Permit in each case:** The following commercial/manufacturing uses are permitted:

(e) Contractors' equipment storage yards or equipment rental yards.

Even **IF** Steve had the proper zoning and proper Major Use Permit, he'd still be in violation of terms.

Thank you,



Christopher Colen
Code Enforcement Officer
Community Development Department
Code Enforcement Division
255 N. Forbes St.
Lakeport, CA 95453
Direct: (707) 263-2309 ext. 37102
Email: Christopher.colen@lakecountyca.gov

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From: Marcus Beltramo <Marcus.Beltramo@lakecountyca.gov>
Sent: Thursday, August 28, 2025 8:31 AM
To: Shelby Summers <shelby.summers@lakecountyca.gov>
Cc: Christopher Colen <Christopher.Colen@lakecountyca.gov>
Subject: RE: APN: 029-151-37 & 029-151-28

Shelby – thank you for the information.

Chris – please see below, if you have any questions or seek clarity please reach out to Shelby, it appears the property had a different zoning designation prior to 2001, just something for us to be cognizant of.



Marcus Beltramo
Code Enforcement Manager

Community Development Department
Code Enforcement Division
255 N. Forbes St.
Lakeport, CA 95453
Direct: (707) 263-2309
Email: marcus.beltramo@lakecountyca.gov

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From: Shelby Summers <shelby.summers@lakecountyca.gov>

Sent: Wednesday, August 27, 2025 4:33 PM

To: Marcus Beltramo <Marcus.Beltramo@lakecountyca.gov>

Subject: APN: 029-151-37 & 029-151-28

Hi Marcus,

There was no documentation shown for a Merger or PM for either of these parcels in neither Accela or Project files. However, in searching the Assessor Megabyte system, for lot: 029-151-37 there are two previously associated parcel numbers with it (029-151-19 and 029-151-24) These two parcels were merged with 029-151-18 (across the street) and then there was a LLA separating 19 and 24 from 18, at this point it looks like the merge between 19 and 24 happened and so, those numbers must have been merged to the current 029-151-37. Per the assessor book, the merger was 83 and the LLA98-16 in 98. The zone was C2 up until the new assessor book dated 2001 where it reflects the current zone – CR-DR.



Shelby Summers

Planning Technician

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