

Planning Application

PL-25-294

Submitted On: Jul 21, 2025

Applicant

 Steven Profitt
 7075308661
 @ profittconstructioninc@gmail.com

Primary Location

8435 PALACE DR
KELSEYVILLE, CA 95451

Preliminary Application

Type of applicant

Authorized Agent

Project name

Palace Lakebed Variance

Proposed use of land

Residential

Is the project related to other approvals or projects?

No

What entitlements or permits are you seeking, if known?

Lakebed Variance

Does the project include importing and exporting soil or gravel, leveling soil for buildings, installing retaining walls, roads, parking lots, ponds, pools; removal of vegetation and trees; trenching for utilities; maintenance of roads, fire breaks, or other earthwork?

No

Is this for a Voluntary Merger

--

Is the project a NEW cannabis-related project?

No

Project Description

Lakebed Variance

Company Name (if applicable)

Profitt Construction

Present use of land

Residential

Is this an appeal related to the Zoning Administrator or Planning Commission Hearing?

No

Are you submitting a Grading Questionnaire?

No

Does the project include expansion of or construction of buildings or structures?

No

Does the project propose modification of parcel lines or creation of new parcels?

No

Do you want to schedule an annual monitoring inspection for an approved permit?

No

Confirm Property Owner Information

Name

Spina Rosalind Trustee

City

San Mateo

Zip

94401

Mailing address

35 Ninth Ave unit 1

State

CA

Phone number

415-850-7703

Email

nspina@mcclureelectric.com

At-Cost Reimbursement Agreement

Digital Signature

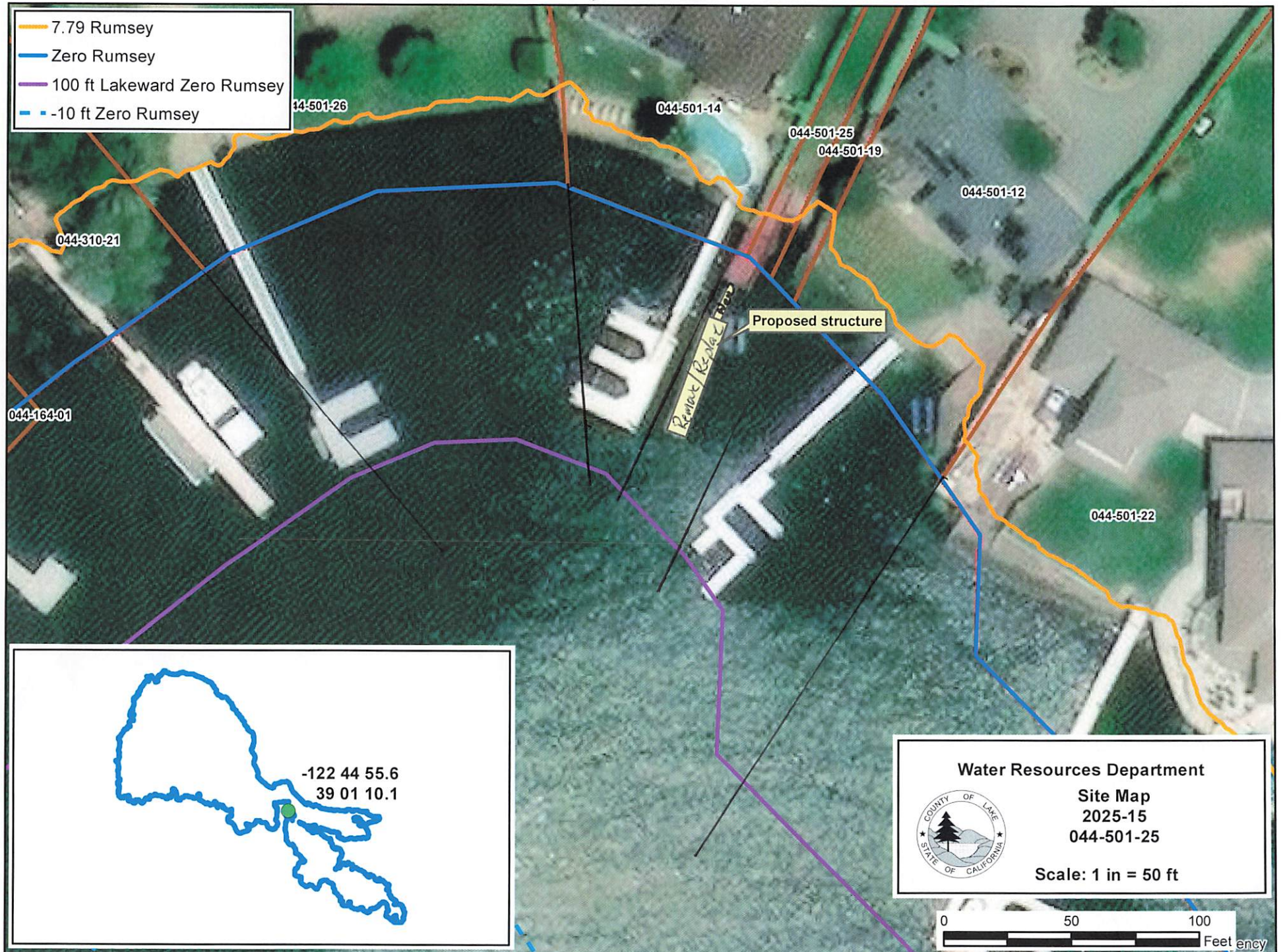
true

Indemnification Agreement

Digital Signature

true

Plot map of Lake Bed Remove/Replace



Owner: is Asking For Zero Set Back Variance As Seen on plot map. The Radius of the Cove in that Area of have tight Lakebed Quarters. All property's In that Area must Need Variance or Relief. Apn # 044-501-26 Apn # 044-501-14 Apn # 044-501-12 All my opinion Have Been Granted Relief. This Area of Lake Supports the Variance or Relief Language.

Change

There will Be no Change in Location or placement only Remove old Docking System Replace with New Docking System.

Conditions

Dock is out dated its a Docking System used 30 years plus years Ago. my opinion Its a nice Area All Neighbors have up dated there Docking System with the same Situation For Grant of such Relief needed.

Proposed

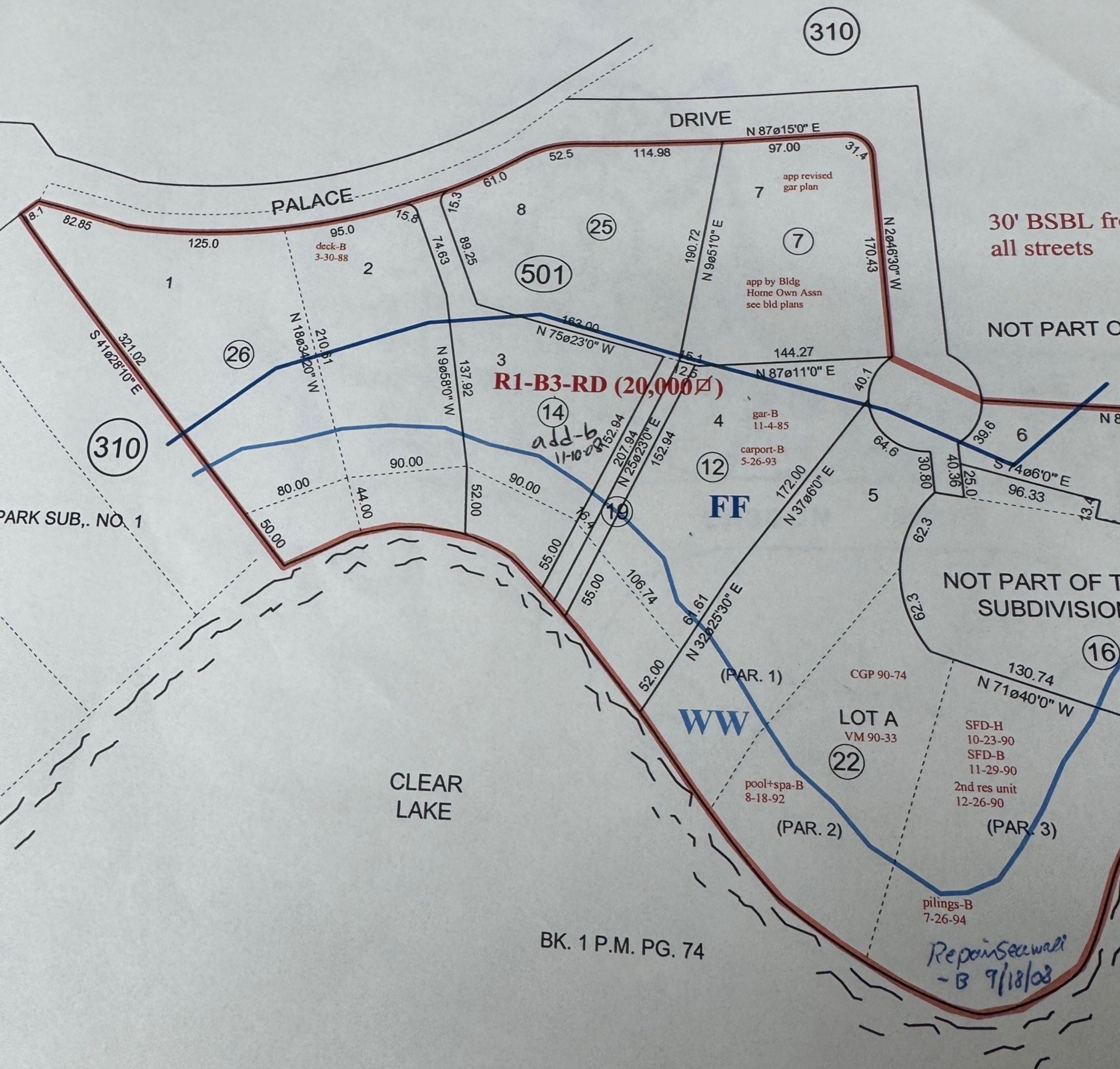
Remove old Docking System only the Pilings Are Existing will not be disturbed. Install New updated Docking System with New Flooring Deck

Respectfully: Steven Proffitt

DBA. Proffitt Construction Inc

Lic 1115532 707-530-8661

BUCKINGHAM COVE SUBDIVISION



Recording Requested By

BOOK 531 PAGE 12

When Recorded Mail To

Mr. & Mrs. Pekka Ilmari Saukkonen
50 Broadway, Apartment 1
Millbrae, California 94030

COLONIAL TITLE GUARANTY CO

INS. 1-16-11-1

7764

Order No. 22088

This Form Furnished courtesy of

Colonial Title Guaranty Company

Space above this line for Recorder's use

GRANT DEED

MARTHA C. SALTER,

hereby do... GRANT to

PEKKA ILMARI SAUKKONEN and URSULA KATARINA SAUKKONEN, his wife, as Joint Tenants,

all that real property situated in the

County of

Lake

State of California, described as follows:

PARCEL ONE:

LOT 8, as shown on that certain map entitled, "BUCKINGHAM COVE SUBDIVISION", filed for record in the office of the County Recorder of said County of Lake, on October 23, 1961 in Book 7 of Town Maps at pages 73 and 74.

PARCEL TWO:

AN UNDIVIDED one-half interest in and to the following described property:

BEING a portion of Lot 4 as shown on that certain map entitled "BUCKINGHAM COVE SUBDIVISION", filed in the office of the County Recorder of said Lake County on October 23, 1961 in Book 7 of Town Maps at pages 73 and 74, more particularly described as follows:

BEGINNING at the most Northerly corner of said Lot 4 and running thence, along the Northerly line of said lot, South 75° 23' East 10.0 feet; thence, parallel to the Northwesterly line of said lot, South 25° 23' West 152.94 feet; thence, continuing South 25° 23' West to the low water line of Clear Lake under natural conditions; thence, along said low water line, Northwesterly 10.0 feet to the most Westerly corner of said Lot 4; thence, along the Northwesterly line of said lot, North 25° 23' East 55 feet, more or less, to a 1-1/4 inch pipe; and thence, continuing along the Northwesterly line of said lot, North 25° 23' East 152.94 feet to the point of beginning.

PARCEL THREE:

AN UNDIVIDED one-half interest in and to the following described property:

BEING A portion of Lot 3 as shown on that certain map entitled "BUCKINGHAM COVE SUBDIVISION", filed in the office of the County Recorder of said Lake County on October 23, 1961, in Book 7 of Town Maps at pages 73 and 74, and more particularly described as follows:

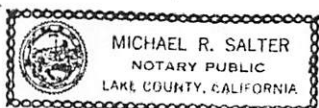
BEGINNING at the most Easterly corner of said Lot 3, and running thence, along the Northeasterly line of said Lot, North 75° 23' West 15.0 feet; thence, parallel to the Southeasterly line of said Lot, South 25° 23' West 152.94 feet; thence, continuing South 25° 23' West to the low water line of Clear Lake under natural conditions; thence along said low water line, Southeasterly 15.0 feet to the Southeast corner of said Lot 3; thence, along the Southeasterly line of said Lot, North 25° 23' East 55 feet, more or less, to a 1-1/4 inch pipe; and thence, continuing along the Southeasterly line of said lot, North 25° 23' East 152.94 feet to the point of beginning.

COMPARED

Lot - 8

Date: July 27, 1967

Martha C. Salter



STATE OF CALIFORNIA

County of Lake

On July 31, 1967

before me,

Michael R. Salter

a Notary Public in and for said

County and State, personally appeared

Martha C. Salter

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

My commission expires: 4/2/71

Michael R. Salter

Printed or typed name of Notary Public

MAIL TAX STATEMENT TO RETURN ADDRESS ABOVE

A.P. No. 44-501-8 & 13 TCA 56-19

Lot-8

Recording Requested By

BOOK 787 PAGE 368

RECORDED AT REQUEST OF

When Recorded Mail To

Lourde D. McKinnon
 FEB 24 11 28 AM 1975

Lourde D. McKinnon
5435 Alameda Dr.
Belmont, Cal.

Order No.

2006

LAKE COUNTY RECORDER
J. R. [Signature]
 COUNTY RECORDER

This Form Furnished courtesy of

Colonial Title Guaranty Company

Space above this line for Recorder's use

GRANT DEED

Documentary Transfer Tax Due \$ *None*☐ Based on Full Consideration.☒ Based on Transferred Equity.By: COLONIAL TITLE GUARANTY *Yes*R. LEE SALTER and MARTHA C. SALTER, his wife *Lourde D. McKinnon*

hereby do.....GRANT to

LOURDE D. MCKINNON and MAY M. MCKINNON, his wife as Joint Tenants

all that real property situated in the unincorporated area of the

County of Lake

State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
 BY REFERENCE.

Date: February 18, 1975

R. Lee Salter
 R. Lee Salter
Martha C. Salter
 Martha C. Salter

STATE OF CALIFORNIA }
 COUNTY OF *Alameda* } SS.

On *2-24-75* before me, the under
 signed, a Notary Public in and for said County and State, personally
 appeared *R. Lee Salter and Martha C. Salter*

known to me
 to be the person whose name I subscribed to the within
 instrument and acknowledged that *they* executed the same.
 WITNESS my hand and official seal.

Signature *Jacqueline A. Block*

Name (Typed or Printed)

Notary Public in and for said County and State

Mail Tax Statements to Return Address Above



Notary Seal or Stamp

BOOK 787 PAGE 368

Lot 8

THE Westerly 12.5 feet measured along the Northerly line of the following described property:

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PARCEL TWO:

BEING a portion of Lot 3 as shown on that certain map entitled, "BUCKINGHAM COVE SUBDIVISION", filed in the office of the County Recorder of said Lake County, on October 23, 1961 in Book 7 of Town Maps at Pages 73 and 74, and more particularly described as follows:

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RESERVING THEREFROM a Right of Way and Easement over the above described property. TOGETHER WITH a right of way and easement over the Easterly 12.5 feet measured along the Northerly line of the following described property:

PARCEL ONE:

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Lot 8