



STAFF REPORT	
SUBJECT: Continuation Zoning Ordinance Text Amendment, ZOA 2024-02 Categorical Exemption, CE 2024-06	
DATE: Octobert 22 nd , 2024	TIME: 6:00 PM
SUBMITTED BY: Mark Roberts – Senior Planner	
REPORT PURPOSE: <input checked="" type="checkbox"/> Action Item <input type="checkbox"/> Discussion <input type="checkbox"/> Information Only	
APPLICANT: City of Clearlake	

WHAT IS BEING ASKED OF THE PLANNING COMMISSION:

The Planning Commission is being asked to consider proposed Zoning Ordinance Text Amendments, ZOA 2024-02 and corresponding environmental filing, Categorical Exemption, CE 2024-06 and to make the appropriate recommendations to the City Council for adoption.

PROJECT SUMMARY:

Project Background: The City’s Municipal Zoning Code Regulations are responsible for providing standards, requirements and guidelines for orderly development in the City. On occasion, refinements to the Zoning Code Regulations are required to clarify these regulations to help expediate review timelines, implement new statutes, and refine regulations to improve administration.

On September 10th, 2024, the Planning Commission was presented proposed amendments to the City’s Municipal Zoning Code Regulations. The proposed changes were recommended for approval to the City Council, except for Section 18-20-140 (Curb, Gutter, Sidewalk), which was continued to September 24th 2024, for further discussion.

On September 24th, 2024, Staff presented the proposed amendments to Section 18-20-140 (Curb, Gutter, Sidewalk) before the Planning Commission. The Planning Commission considered the proposed amendments, including public input, and by unanimous vote continued the hearing to October 22, 2024, directing staff to provide additional information as follows

- *To increase the current base value of \$10,000 .*
- *Develop the code section, to include general property maintenance (such as windows, cool/heating, sewer/water lines, etc.) are exempt.*
- *Provide further clarification on general requirements/process.*

ENVIRONMENTAL REVIEW (CEQA):

Staff has made the determination pursuant to the California Environmental Quality Act (CEQA) Sections 15060(c)(2) [the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment], 15060(c)(3) [the activity is not a project as defined in Section 15378] , and Section 15061 (b)(3) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3 because it has no potential for resulting in physical change to the environment, directly or indirectly. Additionally, the proposed text amendment serves to establish general standards and regulations. Individual projects that are subject to the Ordinance would still require

individual review for conformance with CEQA. **Therefore, the proposed amendments are exempt from CEQA.**

LEGAL NOTICE & PUBLIC COMMENT

This is a continuation of the Planning Commission Meeting from September 10th, 2024, at 6:00PM. Since this is a continuation, the republication of a legal notice in the Lake County Record Bee in accordance with the City Municipal Code, including posting a copy of the notice in the City's Bulletin Board is not required.

MOTION/OPTIONS:

1. Move to Adopt Resolution PC 2024-03, A Resolution of the Planning Commission of the City of Clearlake Recommending the City Council Adopt Zoning Ordinance Text Amendment, ZOA 2024-02 and corresponding environmental fling Categorical Exemption, CE 2024-06.
2. Move to Deny PC Resolution PC 2024-03.
3. Move to continue the item and provide alternate direction to staff.

ATTACHMENTS:

- 1) Proposed amendments for Section 18-20-140 (Curb, Gutter, Sidewalk)
- 2) Planning Commission Resolution PC 2024-03
- 3) Draft City Council Ordinance 271-2024