



STAFF REPORT			
SUBJECT: Zoning Ordinance Text Amendment, ZOA 2024-02			
DATE: December 5 th , 2024.			
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 CITY COUNCIL/BOARD:

The City Council is being asked to consider Zoning Ordinance Text Amendments, ZOA 2024-02 and corresponding environmental filing, Categorical Exemption, CE 2024-06.

PROJECT SUMMARY:

Project Background: The City’s Municipal Zoning Code Regulations were amended/adopted in 2019/2020 and 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 existing regulations, expediate review timelines, implement new statutes, and refine current regulations to improve administration.

Planning Commission Summary:

The proposed Zoning Ordinance Text Amendments were brought before the Planning Commission on September 10th, 2024, September 22nd, 2024, and October 22nd, 2024. The Planning Commission has considered the proposed amendments, including public input and unanimously recommended the amendments for approval to the City Council.

Summary of proposed amendments:

1. **Chapter 18-02, Section 18-02.040 (Zones Established – Zoning Map)**
 - Table 3 (Land Use Zoning Matrix for Zoning Code): The Medium Density Residential (MDR) General Plan Land Use Designation allows between 0 to 15 units per acre. The Low Density Residential (LDR) Zoning District allows a maximum of eight units per acre. For LDR Zoning to be consistent with MDR General Plan Land Use Designation, Staff amended Table 3 for consistency.

2. **Chapter 18, 18-13.040 (Viewshed Analysis):**
 - Provided methodology of defining a viewshed and what is required for a viewshed analysis.

3. **Chapter 18-15: Planned Development (PD) Combining Zone:**
 - Provided clarification in the relationship between Code and a Planned Development, including adding provisions for development guidelines and allowing the Community Development Director to approve minor changes to a final development plan.

4. Chapter 18-18: Use Regulations (Tables 4 through 7):
 - The following abbreviations have been amended:
 - *Zoning Permits are known as “ZP”*
 - *Administrative Use Permits are known as “AUP”*
 - *Conditions Use Permits are known as “CUP”*
 - Section 18-18.020: In accordance with Government Code Section 65583, Staff added clarification for Supportive and Transitional Housing per Section 18-18.020(E3).
5. Chapter 18-19 - Special Uses:
 - Section 18-19.010 - Temporary & Intermittent Uses
 - *Temporary Office*
 - *Temporary onsite caretaker/resident guard for construction sites*
 - *Temporary use of a Recreational Vehicle, Travel Trailers, Camper or similar vehicle*
 - *Recreational Vehicle as a guest residence*
 - *Vacant/Undeveloped parcels*
 - Section 18-19.110 – Alcoholic Beverage Regulations
 - Section 18-19.180 – Cargo Containers
 - Section 18-19.320 - Accessory & Junior Dwelling Units
 - Section 18-19.345 - Recreational Vehicle Parks & Campgrounds
 - Section 18-19.353 - Helicopter Facilities
 - Section 18-19.371 - Temporary Employee & Farm Worker Housing Standards
6. Chapter 18-20, Section 18-20.090 (Parking Space Requirements)
 - Amended section for clarity and added new off-street parking categories to address State Housing Statutes [Government Code Section 65863.3. (a).].
 - Table 22 - Parking space requirements for emergency shelters, clarifies new parking standards per Government Code Section 65583 (a)(4) to provide sufficient parking shall be provided to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.
 - New use categories added for parking requirements, including Campgrounds and RV Parks.
7. Chapter 18-20, Section 18-20-140 (Curb, Gutter, Sidewalks Installation):
 - Created provisions requiring the installation of public improvements and a threshold of when those improvements will be required.
8. Chapter 18-21, Section 18-21.060 (Sign Regulations):
 - Table 30 should state Max Sign Height not Total Sign Area Square Feet
9. Chapter 18-28 (Findings Use Permits)
 - Section 18-28.030: Procedures for Zoning Permits.
 - Section 18-28.030: Amendments to Procedures for Administrative Use Permits
 - Section 18-28.050: Amendments to Findings for Approval

10. Section 18-31.030 (Density Bonus)

- Section 18-31.030: Eligibility for density bonus, incentives or concessions, change to reflect the Government Code Section 65915 requirements.

11. Chapter 18-45 (Definitions)

- Amendments and adding new terms and definitions based on existing and proposed code requirements.

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

The public hearing was noticed at least ten (10) days in advance in an electronic publication of the Lake County Record Bee on Saturday, November 23rd, 2024, in accordance with the City Municipal Code, including posting a copy of the notice in the City's Bulletin Board.

MOTION/OPTIONS:

1. Hold first reading of Ordinance 271-2024, read by title only, waive further reading and set second reading for next Council Meeting.
2. Move to continue the item and provide alternate direction to staff.

ATTACHMENTS:

1. Attachment # 1 - City Council Ordinance 271-2024
2. Attachment # 2 – Adopted Planning Commission Resolution PC 2024-03
3. Attachment # 3 - Zoning Ordinance Text Amendments with Redlines
4. Attachment # 4 - Zoning Ordinance Text Amendments (Clean Version)