



CITY OF CLEARLAKE

Planning Commission

STAFF REPORT		
SUBJECT: General Plan Consistency Determination GPCD 2021-07 Categorical Exemptions, CE 2021-18 Thru CE 2021-40		MEETING DATE: (Regular) 01/11/2021
SUBMITTED BY: Mark Roberts/Michael Taylor, Planning Department		
PURPOSE OF REPORT: <input type="checkbox"/> Information Only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item		
LOCATION: Please See Table A	APPLICANT: Please See Table A	OWNER: Please See Table A
ZONING: Please See Table A	GENERAL PLAN: Please See Table A	

WHAT IS BEING ASKED OF THE PLANNING COMMISSION

The Planning Commission is being asked to make a determination of General Plan Consistency and environmental determination prior to the conveyance of real property by a government agency, pursuant to Government Code 65402 for 23 parcels located in the City of Clearlake.

In Table A below, and subsequent tables and figures, the 23 parcels are listed and assigned an alphabet character (Map ID) for reference. The address, applicant and owner information, zoning, general plan designations, and the assessor parcel number (APN) for each parcel is listed in Table A.

Table A

Map ID	Address	APN	Owner	Zoning	General Plan	CEQA CE File Number
A	3496 Peony St., Clearlake, 95422	039-623-19	Clearlake Redev. Agency	LDR	LDR	CE 2021-18
B	3141 Mint St., Clearlake, 95422	039-625-06	Clearlake Redev. Agency	LDR	LDR	CE 2021-19
C	13940 Sonoma Ave., Clearlake, 95422	039-625-01	Clearlake Redev. Agency	LDR	LDR	CE 2021-20
D	3444 Boxwood St., Clearlake, 95422	039-626-16	Clearlake Redev. Agency	LDR	LDR	CE 2021-21
E	3423 Acacia St., Clearlake, 95422	039-626-07	Clearlake Redev. Agency	LDR	LDR	CE 2021-22
F	3453 Acacia St., Clearlake, 95422	039-626-11	Clearlake Redev. Agency	LDR	LDR	CE 2021-23
G	3463 Acacia St., Clearlake, 95422	039-626-12	Clearlake Redev. Agency	LDR	LDR	CE 2021-24
H	13980 Sonoma Ave., Clearlake, 95422	039-626-01	Clearlake Redev. Agency	LDR	LDR	CE 2021-25
I	15662 40th Ave., Clearlake, 95422	041-102-12	City of Clearlake	LDR	LDR	CE 2021-26
J	15677 36th Ave., Clearlake, 95422	041-395-01	City of Clearlake	LDR	LDR	CE 2022-04
K	4999 Cass Ave., Clearlake, 95422	041-393-09	City of Clearlake	LDR	LDR	CE 2021-28
L	5019 Cass Ave., Clearlake, 95422	041-363-10	City of Clearlake	LDR	LDR	CE 2021-29
M	15903 36th Ave., Clearlake, 95422	041-144-01	City of Clearlake	LDR	LDR	CE 2021-30

N	15913 36th Ave., Clearlake, 95422	041-144-02	City of Clearlake	LDR	LDR	CE 2021-31
O	15919 36th Ave., Clearlake, 95422	041-144-03	City of Clearlake	LDR	LDR	CE 2021-32
P	15817 Olympic Dr., Clearlake, 95422	039-434-19	City of Clearlake	MDR	MDR	CE 2021-33
Q	14180 Division Ave., Clearlake, 95422	040-031-11	City of Clearlake	CD	MUX	CE 2021-34
R	3578 Redwood St., Clearlake, 95422	039-175-21	City of Clearlake	MDR	MDR	CE 2021-35
S	4438 Fir Ave., Clearlake, 95422	041-103-26	City of Clearlake	LDR	MDR	CE 2021-36
T	3980 Eureka Ave., Clearlake, 95422	039-521-32	Trenado (purchased from the City of Clearlake)	LDR	MDR	CE 2021-37
U	16178 35th Ave., Clearlake, 95422	041-211-28	City of Clearlake	LDR	MDR	CE 2021-38
V	6145 Old Hwy 53, Clearlake, 95422	040-364-25	City of Clearlake	HDR	HDR	CE 2021-39
W	13981 Morgan Ave., Clearlake, 95422	039-112-06	City of Clearlake	MDR	MDR	CE 2021-40

BACKGROUND/DISCUSSION

Figure 1A and 1B, below, illustrate the general location of the 23 parcels for consideration.

As discussed above, each parcel is assigned an alphabetical character and referenced in Table A above and also included in Table B which follow Figures 1A and 1B .

Table B highlights the character of the subject parcels and the surrounding lots; the parcel sizes are indicated in square feet (Sq. Ft.); the general lot configuration and shape; and whether the lot is developed or vacant. The general lot configuration, shape, approximate predominate lot size, and general extent of lot improvement are also included for the surrounding area. Table B list whether the property can be developed with a single-family home; whether the parcel will likely be part of the Homestead Program, or the property may be purchased from the City.

Figure 1A (Parcels North of Olympic Drive)

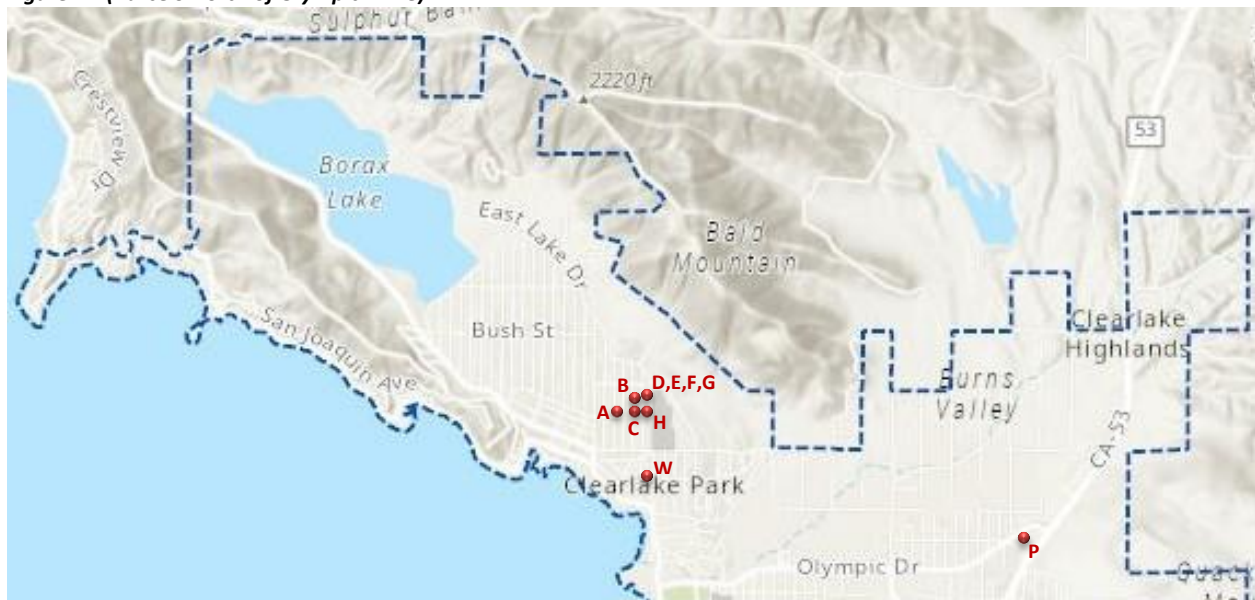


Figure 1B (Parcels South of Olympic Drive)

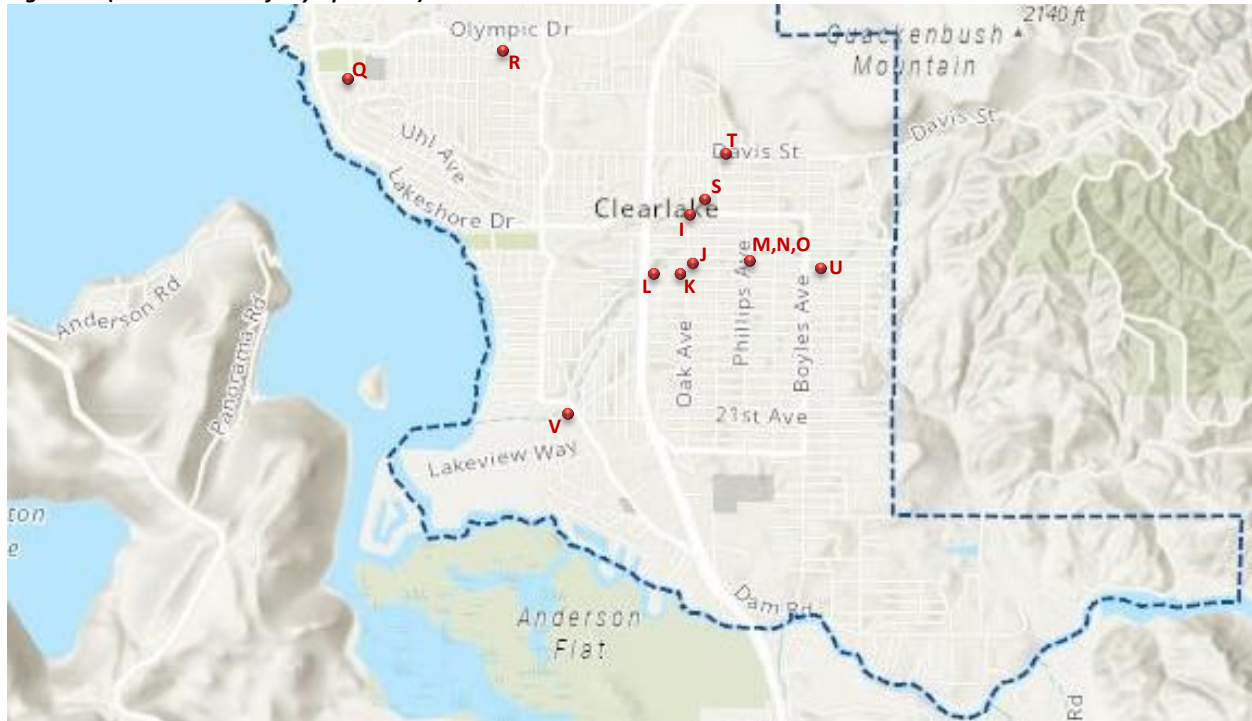


Table B

Map ID	APN	Parcel Size Square Feet	Parcel Shape	Existing Improvements	Possible Use	Homestead Program
A	039-623-19	5,662	Rectangle	Vacant	Residential	Likely
B	039-625-06	23,522	L-shape Thru lot	Vacant	Residential	Likely
C	039-625-01	11,761	Square	Vacant	Residential	Likely
D	039-626-16	40,075	Rectangle Thru-Lot	Vacant	Residential	Likely
E	039-626-07	5,227	Rectangle	Vacant	Residential	Likely
F	039-626-11	5,662	Rectangle	Structure	Residential	Likely
G	039-626-12	11,761	Square	Vacant	Residential	Likely
H	039-626-01	4,791	Rectangle	Vacant	Residential	Likely
I	041-102-12	4,791	Rectangle	Vacant	Residential	Likely
J	041-395-01	4,791	Rectangle	Structure	Residential	Likely
K	041-363-09	8,712	Rectangle	Structure	Residential	Likely
L	041-363-10	8,712	Rectangle	Structure	Residential	Likely
M	041-144-01	5,227	Rectangle	Structure	Residential	Likely
N	041-144-02	5,227	Rectangle	Structure	Residential	Likely
O	041-144-03	5,227	Rectangle	Structure	Residential	Likely
P	039-434-19	5,662	Rectangle	Vacant	Residential	Likely
Q	040-031-11	5,227	Rectangle	Structure	Commercial/Residential	Likely
R	039-175-21	5,227	Rectangle	Vacant	Residential	Likely
S	041-103-26	19,602	T-shape Thru Lot	Structure	Residential	Likely
T	039-521-32	5,227	Rectangle	Structure	Residential	Likely
U	041-211-28	10,018	Square	Vacant	Residential	Likely
V	040-364-25	18,295	Rectangle/Triangle	Vacant	Residential	Likely
W	039-112-06	11,325	Rectangle Thru-Lot	Structure	Residential	Likely

GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY

General Plan:

- The Low Density Residential allows for low density concentrations of single-family homes up to 4 dwelling units per acre and compatible uses.
- The Medium Density Residential allows for low to medium density concentrations of single-family homes up to 15 dwelling units per acre and compatible uses.
- The High Density Residential allows for medium to high density concentrations of single-family homes up to 25 dwelling units per acre and compatible uses.
- The Mixed-Use category allows for a combination of commercial and residential uses.

Zoning Ordinance:

- The LDR Zone is intended primarily to provide housing opportunities for people who want private open space associated with individual dwellings. It is intended to preserve existing single-family neighborhoods, provide for compatible infill development in such areas and prescribe the overall character of newly subdivided low density areas. This zone shall be applied to areas designated “low density residential” on the Clearlake General Plan Zoning Map.
- The MDR Zone is intended primarily to provide housing opportunities for smaller households desiring little private open space and to provide various types of group housing. These areas are generally close to commercial and public facilities serving the whole community and generally committed to this type of development. The MDR Zone will be applied to areas designated “medium and high density residential” on the Clearlake General Plan Zoning Map.
- The HDR Zone is intended to provide housing opportunities for smaller households desiring little private open space and to provide various types of group housing. It is further intended to allow for concentrations of housing close to concentrations of employment and college enrollment, in areas largely committed to high density residential development. It will be applied to areas designated “High Density Residential” on the Clearlake General Plan Zoning Map.
- The CD Downtown Commercial Mixed-Use Zone is intended to provide for a wide range of retail sales, service and entertainment uses meeting community-wide and regional market demands and a variety of housing types including affordable workforce housing. The CD Zone is intended to be applied within the City’s main commercial district.

ENVIRONMENTAL REVIEW (CEQA)

Categorical Exemption CE 2021-18 Thru CE 2021-40

This General Plan Consistency Report is exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b)(3) (Common Sense Exemption) and therefore does not require an environmental determination process. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. Future development of the site will be subject to additional environmental analysis.

ENABLING PROVISIONS OF THE PLANNING COMMISSION

Government Code Section 65402 states that prior to the conveyance of real property by a government agency, the planning agency must first make the finding that the location, extent and purpose of such conveyance is in conformance with the General Plan. The City is requesting a determination of General Plan consistency for the proposed parcels in Table A.

RECOMMENDATION

Staff recommends option item 1 below – that the Planning Commission move to Adopt Resolution PC 2022-04, a Resolution of the Planning Commission of the City of Clearlake finding that the location, extent and purpose of such conveyance is in conformance with the City of Clearlake General Plan.

MOTION/OPTIONS

1. Move to Adopt Resolution PC 2022-04, A Resolution of the Planning Commission of the City of Clearlake finding that the location, extent, and purpose of such conveyance is in conformance with the City of Clearlake General Plan.
2. Move to Deny Resolutions PC 2022-04 and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate direction to staff.

ATTACHMENT(S)

Attachment “A”-Resolution PC 2022-04.