

CITY OF CLEARLAKE

Planning Commission

STAFF REPORT	
SUBJECT: General Plan Consistency Determination, GPCD 2021-03 Categorical Exemption, CE 2021-14	MEETING DATE (Regular): 01/11/2022
SUBMITTED BY: Mark Roberts, Planning Department	
PURPOSE OF REPORT: <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	
LOCATION: 16502 5th Avenue Clearlake, CA 95422 APN: 042-222-550-000	APPLICANT/OWNER: George Shannon Torres
ZONING: Rural Residential, "RR"	GENERAL PLAN: Medium Density Residential

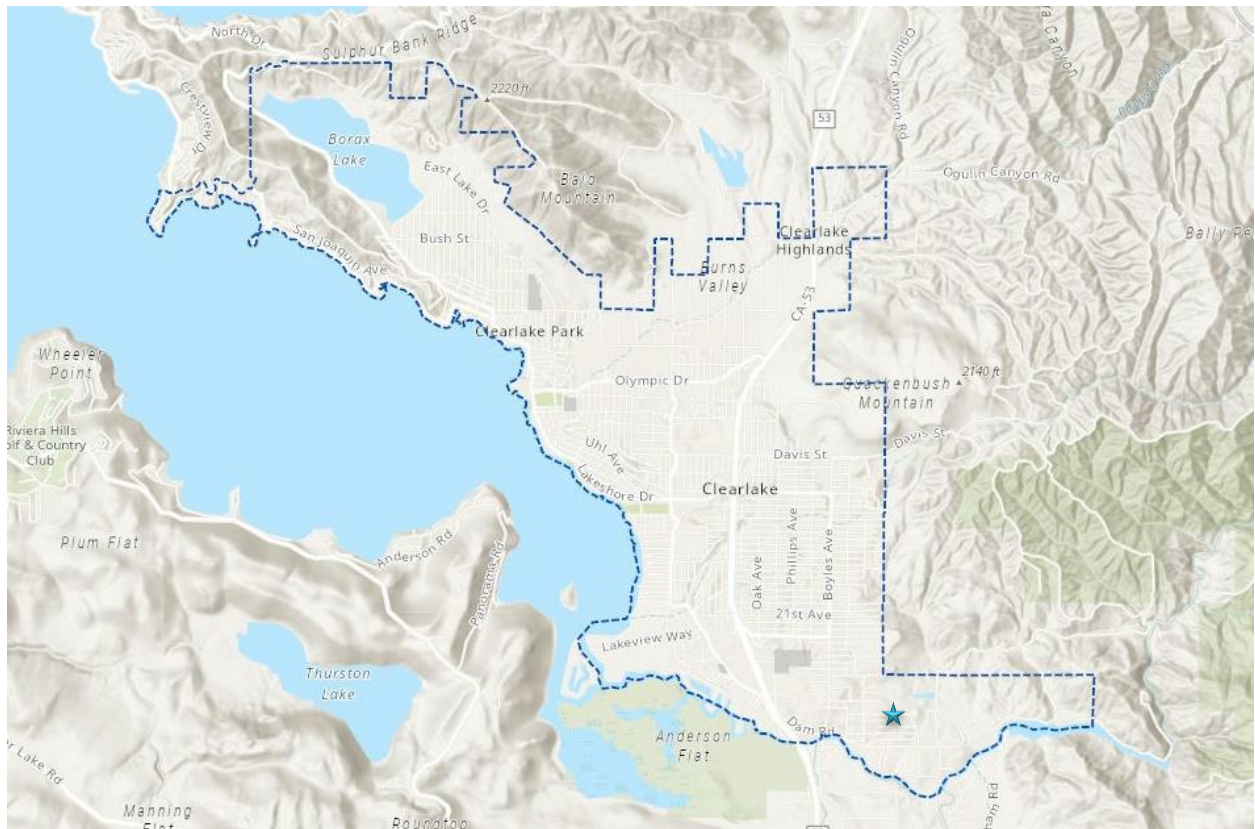
WHAT IS BEING ASKED OF THE PLANNING COMMISSION

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. The assessor parcel number of the property is 042-222-550-000, and is commonly known as 16502 5th Avenue, Clearlake, CA 95422.

BACKGROUND/DISCUSSION

The site is located approximately 1,300 feet east of Konocti Avenue and 1,000 feet north of Dam Road. The surrounding area is mostly characterized by undeveloped lots zoned for residential and unimproved roads. The site itself has no improvements. The standard sized lot is rectangular in shape and +/- 0.17 acres in size (approximately 7,405 square feet). Lots in the area are generally rectangular in shape and vary in size, with most lots approximately 0.11 (4,791 square feet) acres.

The property can be developed with a single-family residence and will most likely be part of the Homestead Program or may be purchased from the City. The City Council authorized the Certificate of Acceptance for the property on May 5, 2021, pending the adoption of Resolution PC 2022-01.



GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY

General Plan:

- The General Plan Medium Density Residential allows for low density concentrations of single-family homes up to 15 dwelling units per acres and compatible uses.

Zoning Ordinance:

- Land Use Designation of “RR” Rural Residential allows for a maximum density of one (1) dwelling unit per net acre. The minimum lot size is one and one-quarter (1.25) acres. This zone allows for low density concentrations of single-family homes and compatible uses.

ENVIRONMENTAL REVIEW (CEQA)

Categorical Exemption CE 2021-14.

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 transfer of 16502 5th Avenue, Clearlake, CA 95422.

RECOMMENDATION

Staff recommends option item 1 below – that the Planning Commission move to Adopt Resolution PC 2022-01, 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 2022-01, 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 2022-01 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 2022-01.