



CITY OF CLEARLAKE

Planning Commission

STAFF REPORT	
SUBJECT: General Plan Consistency Determination, GPCD 2022-06 Categorical Exemption, CE 2022-23	MEETING DATE (Regular): 11/14/2022
SUBMITTED BY: Michael Taylor, Planning Department	
PURPOSE OF REPORT: <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	
LOCATION: 3332 6th Street APN: 038-292-150-000	APPLICANT/OWNER: City of Clearlake
ZONING: Low Density Residential (LDR)	GENERAL PLAN: Medium Density Residential

WHAT IS BEING ASKED OF THE PLANNING COMMISSION

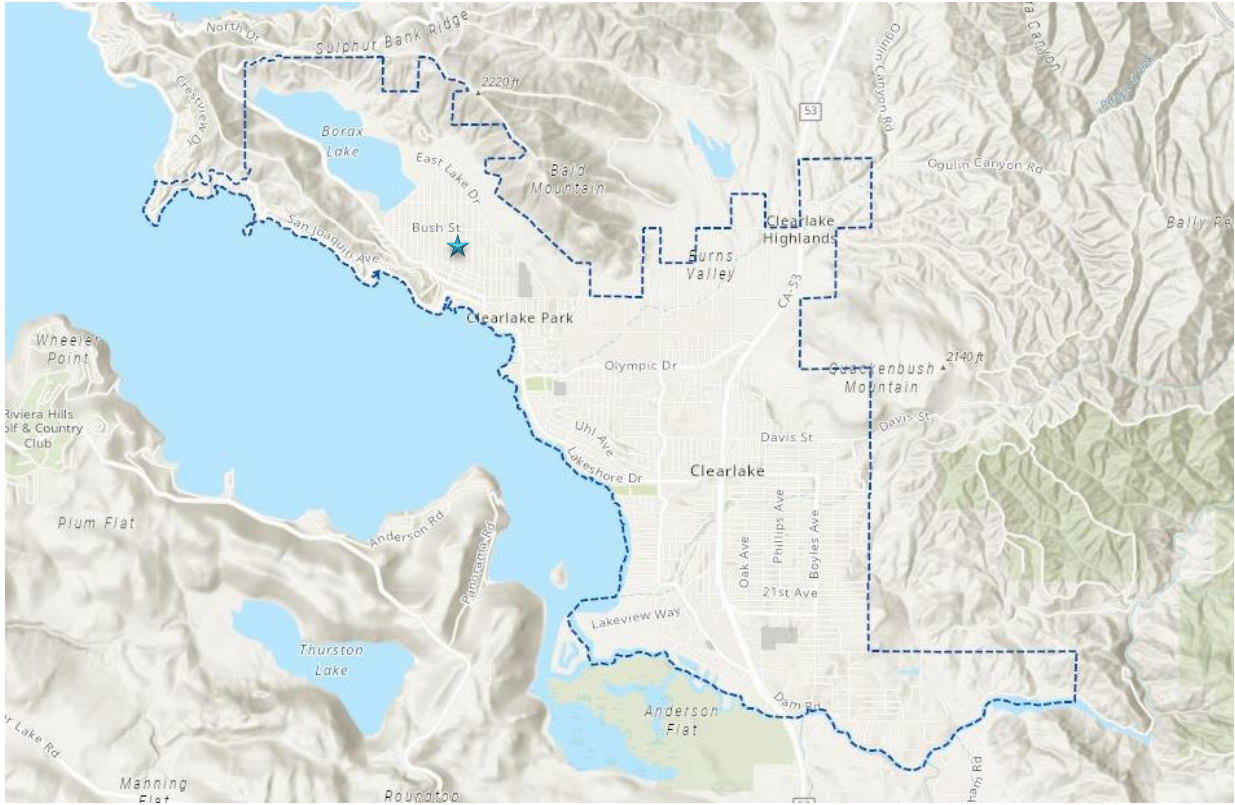
The Planning Commission is being asked to make a determination of General Plan Consistency (GPCD 2022-06) and corresponding environmental determination, Categorical Exemption (CE 2022-23) prior to the conveyance of real property by a government agency, pursuant to Government Code 65402. The assessor parcel number of the property is 038-292-150-000, and is commonly known as 3332 6th Street, Clearlake, CA 95422.

BACKGROUND/DISCUSSION:

The parcel is vacant and located in the "Golf Course Subdivision, a Clearlake Park "midblock between Bush Street to the north and Sonoma Avenue to the south. The surrounding area is characterized as a mixture of developed and undeveloped lots, also zoned LDR. Beyond the subdivision, are areas zoned "RR" - Rural Residential to the north, "MUX" Mixed Use, and "MDR" Medium Density Residential to the south, and "LDR" Low Density Residential to the west. The subject parcel is rectangular in shape and approximately 0.11 acres in size (4,791 square feet). The property could be developed with residential dwelling per Section 18-18 - Use Regulations of the municipal code.

Roads

Roads in the subdivision are predominantly public. Roads on the west side are improved with asphalt while roads on the east side are a mixture of asphalt, gravel, and dirt. Sixth street is a public road and appears to be a mixture of gravel and dirt.



Location Map



Aerial of Parcel

50.00'	10	37	18	100.00'	11	38	19	29	50.00'	11	40	21
100.00'	11	38	17	100.00'	12	39	18	30	100.00'	12	41	20
50.00'	12	39	16	50.00'	13	40	17	31	50.00'	13	42	19
50.00'	13	40	15	50.00'	14	41	16	32	50.00'	14	43	18
50.00'	14	41	14	50.00'	15	42	13	33	50.00'	15	44	17
50.00'	15	42	13	50.00'	16	43	12	34	50.00'	16	45	16
50.00'	16	43	12	50.00'	17	44	11	35	50.00'	17	46	15
50.00'	17	44	11	50.00'	18	45	10	36	50.00'	18	47	14
50.00'	18	45	10	50.00'	19	46	9	37	50.00'	19	48	13
50.00'	19	46	9	50.00'	20	47	8	38	50.00'	20	49	12
50.00'	20	47	8	50.00'	21	48	7	39	50.00'	21	50	11
50.00'	21	48	7	50.00'	22	49	6	40	50.00'	22	51	10
50.00'	22	49	6	50.00'	23	50	5	41	50.00'	23	52	9
50.00'	23	50	5	50.00'	24	51	4	42	50.00'	24	53	8
50.00'	24	51	4	50.00'	25	52	3	43	50.00'	25	54	7
50.00'	25	52	3	50.00'	26	53	2	44	50.00'	26	55	6
50.00'	26	53	2	50.00'	27	54	1	45	50.00'	27	56	5
50.00'	27	54	1	50.00'	28	55	0	46	50.00'	28	57	4
50.00'	28	55	0	50.00'	29	56	0	47	50.00'	29	58	3
50.00'	29	56	0	50.00'	30	57	0	48	50.00'	30	59	2
50.00'	30	57	0	50.00'	31	58	0	49	50.00'	31	60	1
50.00'	31	58	0	50.00'	32	59	0	50	50.00'	32	61	0
50.00'	32	59	0	50.00'	33	60	0	51	50.00'	33	62	0
50.00'	33	60	0	50.00'	34	61	0	52	50.00'	34	63	0
50.00'	34	61	0	50.00'	35	62	0	53	50.00'	35	64	0
50.00'	35	62	0	50.00'	36	63	0	54	50.00'	36	65	0
50.00'	36	63	0	50.00'	37	64	0	55	50.00'	37	66	0
50.00'	37	64	0	50.00'	38	65	0	56	50.00'	38	67	0
50.00'	38	65	0	50.00'	39	66	0	57	50.00'	39	68	0
50.00'	39	66	0	50.00'	40	67	0	58	50.00'	40	69	0
50.00'	40	67	0	50.00'	41	68	0	59	50.00'	41	70	0
50.00'	41	68	0	50.00'	42	69	0	60	50.00'	42	71	0
50.00'	42	69	0	50.00'	43	70	0	61	50.00'	43	72	0
50.00'	43	70	0	50.00'	44	71	0	62	50.00'	44	73	0
50.00'	44	71	0	50.00'	45	72	0	63	50.00'	45	74	0
50.00'	45	72	0	50.00'	46	73	0	64	50.00'	46	75	0
50.00'	46	73	0	50.00'	47	74	0	65	50.00'	47	76	0
50.00'	47	74	0	50.00'	48	75	0	66	50.00'	48	77	0
50.00'	48	75	0	50.00'	49	76	0	67	50.00'	49	78	0
50.00'	49	76	0	50.00'	50	77	0	68	50.00'	50	79	0
50.00'	50	77	0	50.00'	51	78	0	69	50.00'	51	80	0
50.00'	51	78	0	50.00'	52	79	0	70	50.00'	52	81	0
50.00'	52	79	0	50.00'	53	80	0	71	50.00'	53	82	0
50.00'	53	80	0	50.00'	54	81	0	72	50.00'	54	83	0
50.00'	54	81	0	50.00'	55	82	0	73	50.00'	55	84	0
50.00'	55	82	0	50.00'	56	83	0	74	50.00'	56	85	0
50.00'	56	83	0	50.00'	57	84	0	75	50.00'	57	86	0
50.00'	57	84	0	50.00'	58	85	0	76	50.00'	58	87	0
50.00'	58	85	0	50.00'	59	86	0	77	50.00'	59	88	0
50.00'	59	86	0	50.00'	60	87	0	78	50.00'	60	89	0
50.00'	60	87	0	50.00'	61	88	0	79	50.00'	61	90	0
50.00'	61	88	0	50.00'	62	89	0	80	50.00'	62	91	0
50.00'	62	89	0	50.00'	63	90	0	81	50.00'	63	92	0
50.00'	63	90	0	50.00'	64	91	0	82	50.00'	64	93	0
50.00'	64	91	0	50.00'	65	92	0	83	50.00'	65	94	0
50.00'	65	92	0	50.00'	66	93	0	84	50.00'	66	95	0
50.00'	66	93	0	50.00'	67	94	0	85	50.00'	67	96	0
50.00'	67	94	0	50.00'	68	95	0	86	50.00'	68	97	0
50.00'	68	95	0	50.00'	69	96	0	87	50.00'	69	98	0
50.00'	69	96	0	50.00'	70	97	0	88	50.00'	70	99	0
50.00'	70	97	0	50.00'	71	98	0	89	50.00'	71	100	0
50.00'	71	98	0	50.00'	72	99	0	90	50.00'	72	101	0
50.00'	72	99	0	50.00'	73	100	0	91	50.00'	73	102	0
50.00'	73	100	0	50.00'	74	101	0	92	50.00'	74	103	0
50.00'	74	101	0	50.00'	75	102	0	93	50.00'	75	104	0
50.00'	75	102	0	50.00'	76	103	0	94	50.00'	76	105	0
50.00'	76	103	0	50.00'	77	104	0	95	50.00'	77	106	0
50.00'	77	104	0	50.00'	78	105	0	96	50.00'	78	107	0
50.00'	78	105	0	50.00'	79	106	0	97	50.00'	79	108	0
50.00'	79	106	0	50.00'	80	107	0	98	50.00'	80	109	0
50.00'	80	107	0	50.00'	81	108	0	99	50.00'	81	110	0
50.00'	81	108	0	50.00'	82	109	0	100	50.00'	82	111	0
50.00'	82	109	0	50.00'	83	110	0	101	50.00'	83	112	0
50.00'	83	110	0	50.00'	84	111	0	102	50.00'	84	113	0
50.00'	84	111	0	50.00'	85	112	0	103	50.00'	85	114	0
50.00'	85	112	0	50.00'	86	113	0	104	50.00'	86	115	0
50.00'	86	113	0	50.00'	87	114	0	105	50.00'	87	116	0
50.00'	87	114	0	50.00'	88	115	0	106	50.00'	88	117	0
50.00'	88	115	0	50.00'	89	116	0	107	50.00'	89	118	0
50.00'	89	116	0	50.00'	90	117	0	108	50.00'	90	119	0
50.00'	90	117	0	50.00'	91	118	0	109	50.00'	91	120	0
50.00'	91	118	0	50.00'	92	119	0	110	50.00'	92	121	0
50.00'	92	119	0	50.00'	93	120	0	111	50.00'	93	122	0
50.00'	93	120	0	50.00'	94	121	0	112	50.00'	94	123	0
50.00'	94	121	0	50.00'	95	122	0	113	50.00'	95	124	0
50.00'	95	122	0	50.00'	96	123	0	114	50.00'	96	125	0
50.00'	96	123	0	50.00'	97	124	0	115	50.00'	97	126	0
50.00'	97	124	0	50.00'	98	125	0	116	50.00'	98	127	0
50.00'	98	125	0	50.00'	99	126	0	117	50.00'	99	128	0
50.00'	99	126	0	50.00'	100	127	0	118	50.00'	100	129	0
50.00'	100	127	0	50.00'	101	128	0	119	50.00'	101	130	0
50.00'	101	128	0	50.00'	102	129	0	120	50.00'	102	131	0
50.00'	102	129	0	50.00'	103	130	0	121	50.00'	103	132	0
50.00'	103	130	0	50.00'	104	131	0	122	50.00'	104	133	0
50.00'	104	131	0	50.00'	105	132	0	123	50.00'	105	134	0
50.00'	105	132	0	50.00'	106	133	0	124	50.00'	106	135	0
50.00'	106	133	0	50.00'	107	134	0	125	50.00'	107	136	0
50.00'	107	134	0	50.00'	108	135	0	126	50.00'	108	137	0
50.00'	108	135	0	50.00'	109	136	0	127	50.00'	109	138	0
50.00'	109	136	0	50.00'	110	137	0	128	50.00'	110	139	0
50.00'	110	137	0	50.00'	111	138	0	129	50.00'	111	140	0
50.00'	111	138	0	50.00'	112	139	0	130	50.00'	112	141	0
50.00'	112	139	0	50.00'	113	140	0	131	50.00'	113	142	0
50.00'	113	140	0	50.00'	114	141	0	132	50.00'	114	143	0
50.00'	114	141	0	50.00'	115	142	0	133	50.00'	115	144	0
50.00'	115	142	0	50.00'	116	143	0	134	50.00'	116	145	0
50.00'	116	143	0	50.00'	117	144	0	135	50.00'	117	146	0
50.00'	117	144	0	50.00'	118	145	0	136	50.00'	118	147	0
50.00'	118	145	0	50.00'	119	146	0	137	50.00'	119	148	0
50.00'	119	146	0	50.00'	120	147	0	138	50.00'	120	149	0
50.00'	120	147	0	50.00'	121	148	0	139	50.00'	121	150	0
50.00'	121	148	0	50.00'	122	149	0	140	50.00'	122	151	0
50.00'	122	149	0	50.00'	123	150	0	141	50.00'	123	152	0
50.00'	123	150	0	50.00'	124	151	0	142	50.00'	124	153	0
50.00'	124	151	0	50.00'	125	152	0	143	50.00'	125		

Power

The nearest power pole(s) is approximately one hundred (100) feet to the north and south.

Topography

According to the available GIS Mapping databases, the parcel has an average cross slope of less than ten percent.

Vegetation

Mostly disturbed. Dirt with low ground cover and brush. Oak tree at north property boundary.

Code Enforcement

Currently, there are no known active code enforcement cases.

GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY

General Plan

The parcel and surrounding properties have a General Plan Designation of Medium Density Residential which allows for residential densities of up to 15 units per acre. The primary use would be single-family detached and attached residential developments with a garage or permanent carport large enough of two vehicles.

Zoning Ordinance

The subject parcel has a land use designation of “LDR” Low Density Residential. This zone is intended primarily to provide housing opportunities for people who would like a private open space associated with individual dwellings.

Per Section 18-04.010 (LDR) of the Clearlake Zoning Ordinance, “the LRD 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 as “low density residential” on the Clearlake General Plan Zoning Map”

The maximum density is eight (8) units per acre, minimum lot area is five thousand (5,000) square feet, and maximum lot coverage of forty (40) percent. All development shall adhere to all applicable Federal, State, and local agency requirements.

ENVIRONMENTAL REVIEW (CEQA)

Categorical Exemption CE 2022-23

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.

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 6540 Old Highway 53, Clearlake, CA 95422.

RECOMMENDATION

Staff recommends option 1 below – that the Planning Commission move to Adopt Resolution PC 2022-19, 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 2022-19, 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 Resolution PC 2022-19 and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate direction to staff.

ATTACHMENT(S)

1. Attachment 1-Resolution
2. Attachment 2-Quit Claim Deed
3. Attachment 3-Preliminary Title Report