



CITY OF CLEARLAKE

Planning Commission

STAFF REPORT	
SUBJECT: General Plan Consistency Determination, GPCD 2022-07 Categorical Exemption, CE 2022-24	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: 16331 6th Avenue APN: 042-362-100-000	APPLICANT/OWNER: City of Clearlake/ Marlene Panacci
ZONING: Rural Residential (RR)	GENERAL PLAN: Medium Density Residential

WHAT IS BEING ASKED OF THE PLANNING COMMISSION

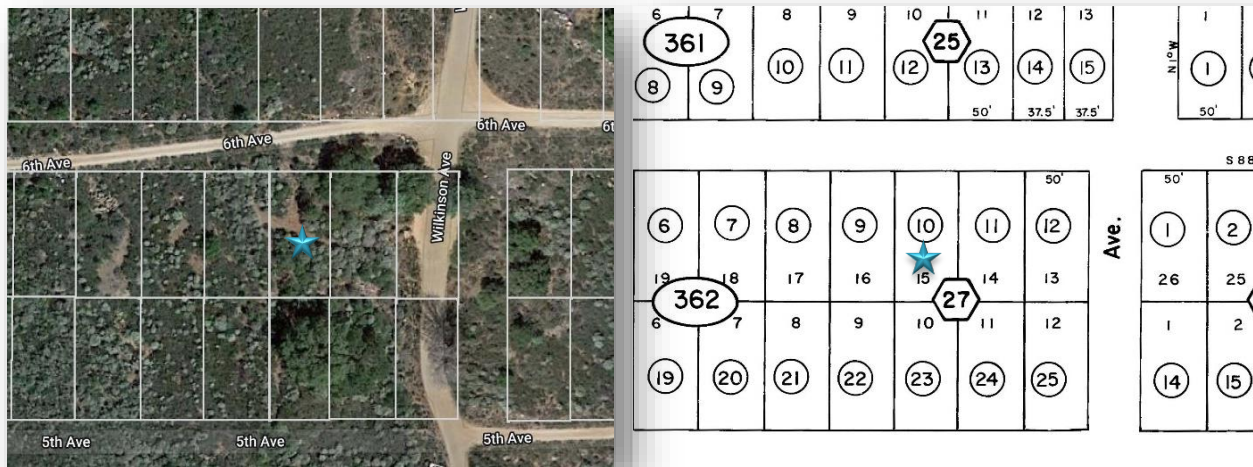
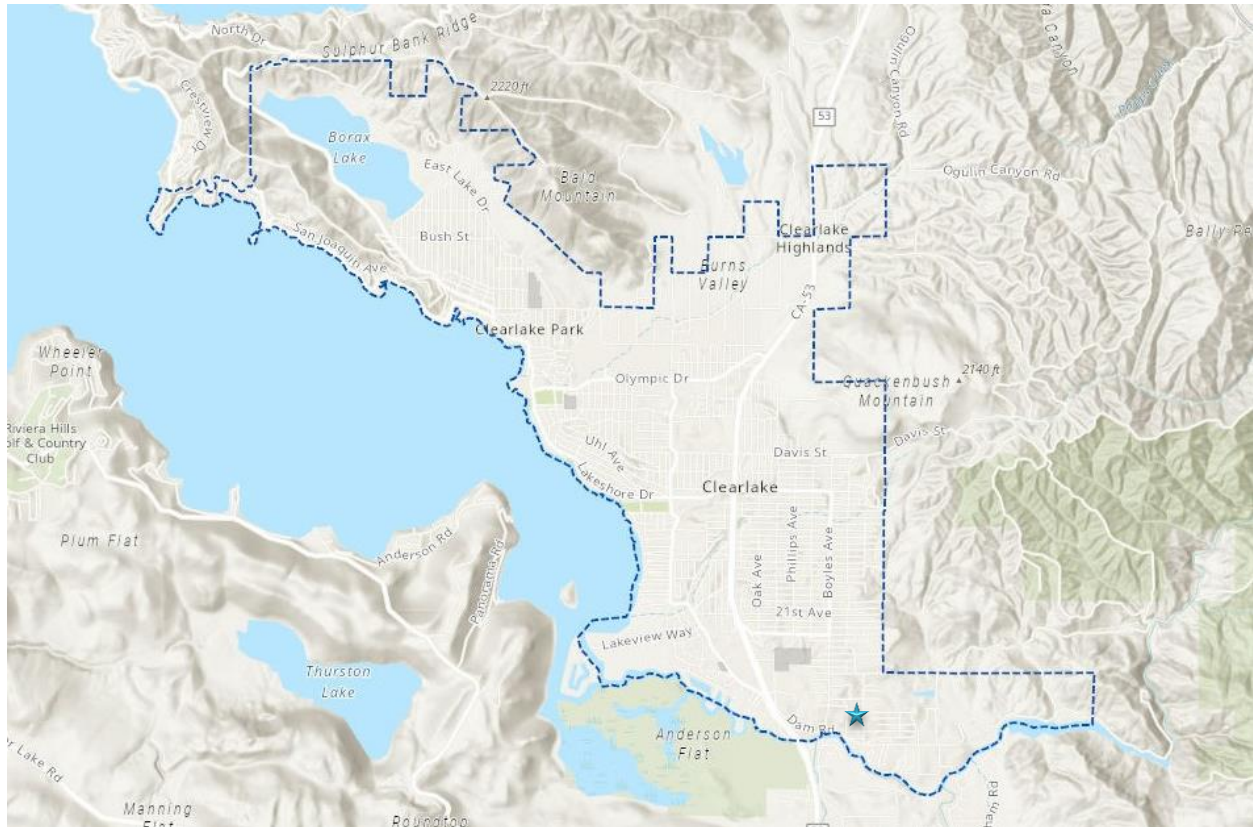
The Planning Commission is being asked to make a determination of General Plan Consistency (GPCD 2022-07) and corresponding environmental determination, Categorical Exemption (CE 2022-24) prior to the conveyance of real property by a government agency, pursuant to Government Code 65402. The assessor parcel number of the property is 042-362-100-000, and is commonly known as 16331 6th Avenue, Clearlake, CA 95422.

BACKGROUND/DISCUSSION

The subject parcel is vacant and located in the “Tract No. 5 Clear Lake Highlands” Subdivision Midblock between Konocti Avenue to the west and Wilkinson Avenue to the east. The surrounding lots are predominantly undeveloped, with a zoning designation of RR. This lot is generally rectangular in shape and approximately 0.11 acres in size (4,791 square feet).

Roads

According to the City of Clearlake “Public and Private Streets” map roads in the subdivision are predominantly public. A study of Google maps (image dated April of 2021) shows an incomplete network of unimproved dirt roads.



APN: 038-292-150-000

Water

Konocti County Water District. The nearest water line is a 6-inch pipe along Konocti Avenue.

Sewer

Nearest public sewer line at Dam Road at Wilkinson Avenue per County of Lake Special Districts.

Power

Nearest power pole approximately five hundred feet to the west at Konocti Avenue.

Topography

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

Vegetation

Some disturbance at the north half of the property. Dirt, mostly ground cover, and tall brush (source Google maps).

Code Enforcement

No active cases.

The property could be developed with a residential use per Section 18-18 Use Regulations of the municipal code.

GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY

General Plan

The parcel and immediate surrounding area are designated as 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.

Zoning Ordinance

The RR Zone is intended primarily to provide housing opportunities for lower density residential development, such as single-family homes on larger sized lots with a density not to exceed one (1) unit to the acre. Minimum lot size is one and one-quarter acre (1.25); (Section 18-3 Rural Residential (RR) Zone). Based on the RR zoning and development standards the subject lot would be a nonconforming lot.

According to the zoning ordinance, section 18-24 Nonconforming Lots, a lot having less area, width, depth or frontage than required by the Zoning Code and Subdivision Regulations, for the zone in which it is located, but which was lawfully created prior to the effective date of regulations requiring such greater area or dimension, shall be considered a nonconforming lot.

ENVIRONMENTAL REVIEW (CEQA)

Categorical Exemption CE 2022-24

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 16331 6th Avenue, Clearlake, CA 95422.

RECOMMENDATION

Staff recommends option 1 below – that the Planning Commission move to Adopt Resolution PC 2022-20, 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 2022-20, 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 2022-20 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-Grant Deed
3. Attachment 2-Correction Deed
4. Attachment 4-Preliminary Title Report