



CITY OF CLEARLAKE

Planning Commission

STAFF REPORT	
SUBJECT: General Plan Consistency Determination, GPCD 2022-05 Categorical Exemption, CE 2022-20	MEETING DATE (Regular): 08/09/2022
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: 6540 Old Highway 53 APN: 010-031-010-000	APPLICANT/OWNER: City of Clearlake/ Amerigas Propane LP
ZONING: General Commercial (GC)	GENERAL PLAN: Commercial

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 010-031-010-000, and is commonly known as 6540 Old Highway 53, Clearlake, CA 95422.

BACKGROUND/DISCUSSION

The parcel is vacant and located at the corner of Old Highway 53 and 18th Avenue. The adjacent surrounding parcels are mostly characterized by undeveloped lots zoned commercial. Beyond the adjacent lots and across Old Highway 53 are low- and high-density residential lots. The parcel is generally rectangular in shape and approximately 0.75 acres in size (32,670 square feet). Parcels in the area are generally rectangular in shape and vary in size, ranging on average 5,000 square feet to over 15 acres.

Adjacent Roads

Old Highway 53 is improved and identified as a major collector on the general plan circulation map.

18th Avenue (Airport Road Extension) is currently unimproved and is identified as a minor arterial road on the general plan circulation map.

Acquisition of the parcel would potentially advance the needed improvement of the adjacent roadways and intersections to meet the general plan policy objectives to achieve a connected and efficient circulation system and positive correlation with land use.

Water

Highlands Water District

Public Sewer

Old Highway 53-gravity main to Highlands Harbor

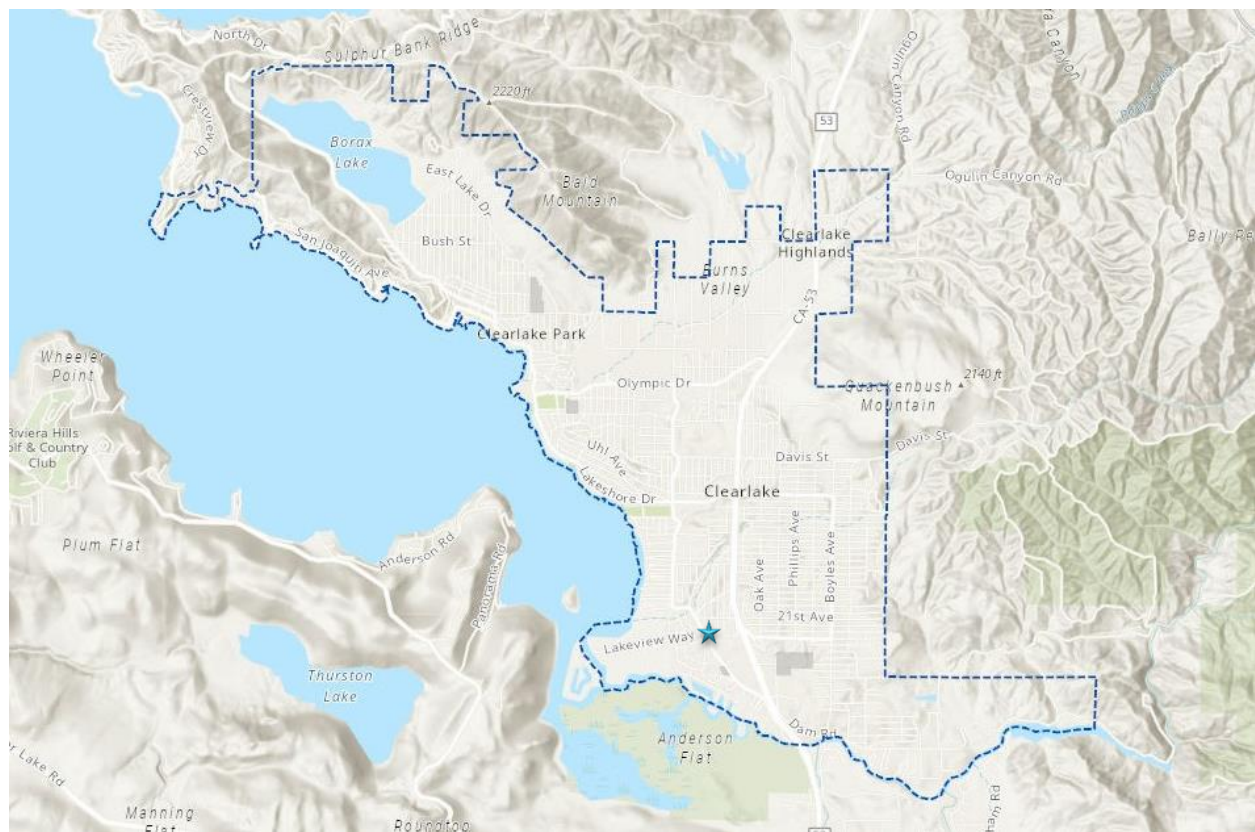
Topography

Predominantly 0 to 10 percent slopes with some areas of 20 to 30 slopes on eastern portion of parcel.

Vegetation

Mostly disturbed. Dirt with low ground cover. Some pine and oak trees including scrub.

The property could be developed with commercial uses per Section 18-18 Use Regulations of the municipal code.



Location Map

GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY

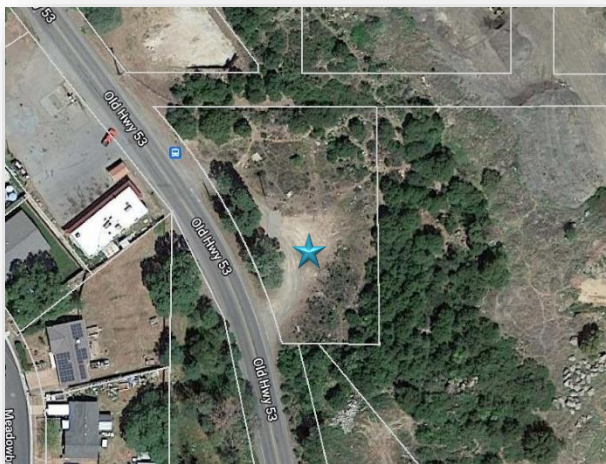
General Plan and Zoning Designation:

General Plan:

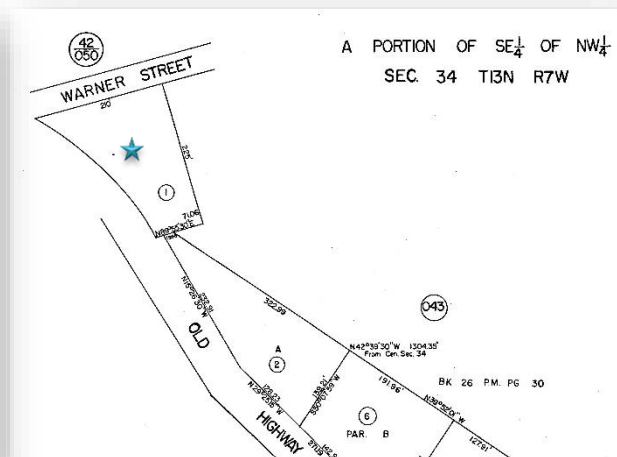
The parcel and immediate surrounding area are designated as mostly Commercial which allows, for example, retail and office type use concentrations and limited residential. All general plan land use policy elements applicable for this parcel.

Zoning Ordinance:

Land use designation of "GC" General Commercial allows for general commercial uses which are diverse, visually pleasing, convenient in terms of parking and access, attractive and used by citizens of Clearlake as well as visitors to the area. The minimum lot size is three thousand (3,000) feet with a potential maximum building height up to fifty (50') feet.



Aerial of Parcel



APN: 010-031-01

ENVIRONMENTAL REVIEW (CEQA)

Categorical Exemption CE 2022-20.

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 may 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 6540 Old Highway 53, Clearlake, CA 95422.

RECOMMENDATION

Staff recommends option 1 below – that the Planning Commission move to Adopt Resolution PC 2022-18, 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 2022-18, 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 2022-18 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