



CITY OF CLEARLAKE

Planning Commission

| STAFF REPORT | |
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| SUBJECT: General Plan Consistency Determination, GPCD 2023-01 | MEETING DATE (Regular): 04/25/2023 |
| SUBMITTED BY: PLANNER NAME, Community Development Department | |
| PURPOSE OF REPORT: <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item | |
| LOCATION: 14647 Palmer Ave Clearlake, CA 95422 APN: 040-193-570-000 | APPLICANT/OWNER: City of Clearlake/ William K Burkdoll |
| ZONING: Medium Density Residential (MDR) | 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 to the conveyance of real property by a government agency, pursuant to Government Code 65402. The assessor parcel number of the property is 040-193-570-000, and is commonly known as 14647 Palmer Avenue, Clearlake, CA 95422.

BACKGROUND/DISCUSSION

The property is one parcel, Lot A, comprised of lots 58 and 59, located Block 43 of the “Club House Addition to Clear Lake Highlands”. City and County records indicate that a lot merger was recorded on July 10, 2006, Merger No. LM 54-06, Document No. 2006018043. The parcel is developed with a primary dwelling structure and garage.

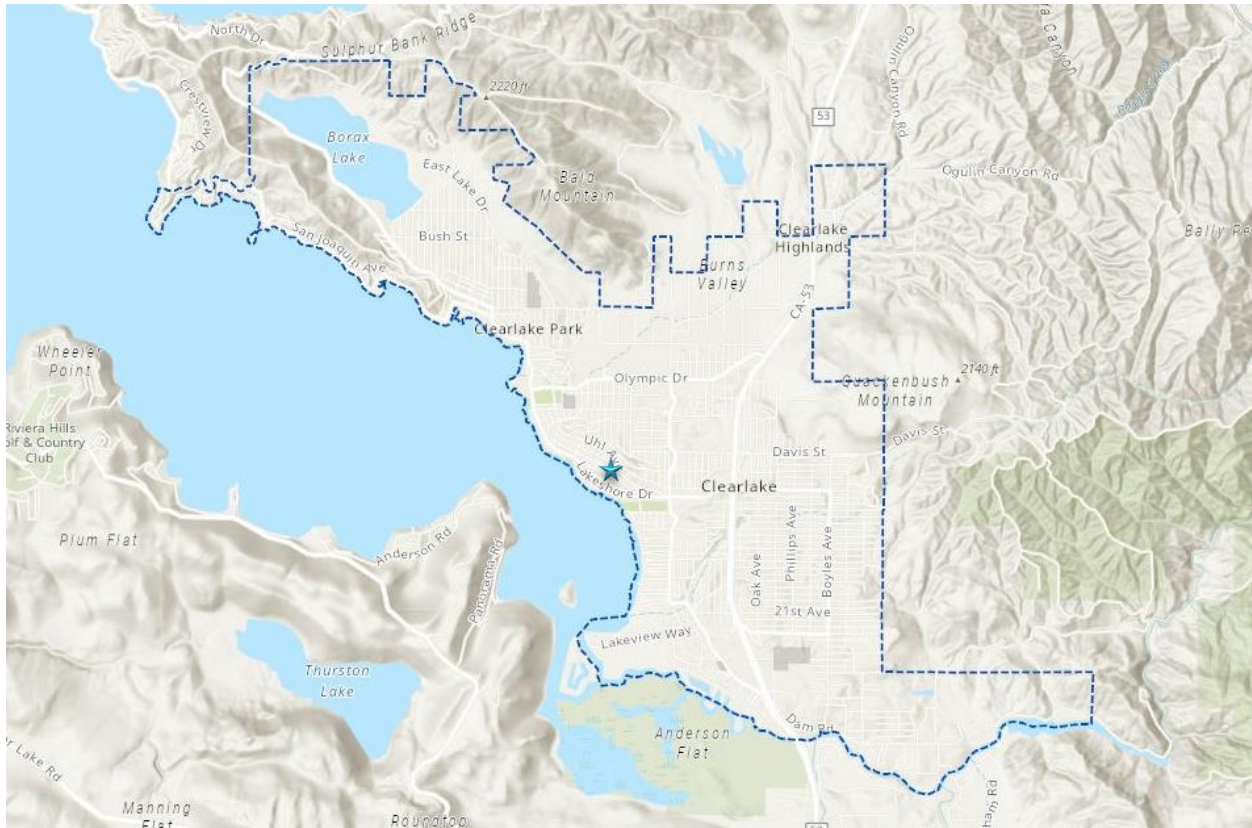
The surrounding contiguous lots are predominantly developed with residential and accessory structures, and also zoned MDR. Beyond the surrounding lots are areas zoned MDR to the north and east, Commercial and Mixed-Use to the west and south. This parcel is generally square in shape and approximately 0.23 acres in size (10,000 square feet). The surrounding lots are predominately rectangular in shape and approximately 5,000 square feet in size.

The parcel is within a quarter-mile walking distance of Redbud Park. Lakeshore Drive downtown and Clear Lake are within walking distance; three blocks to the west, Burns Valley Elementary school and Austin Park are approximately one mile to the northwest, and Lower Lake High School

is approximately 3 three miles southeast as the crow flies.

Roads

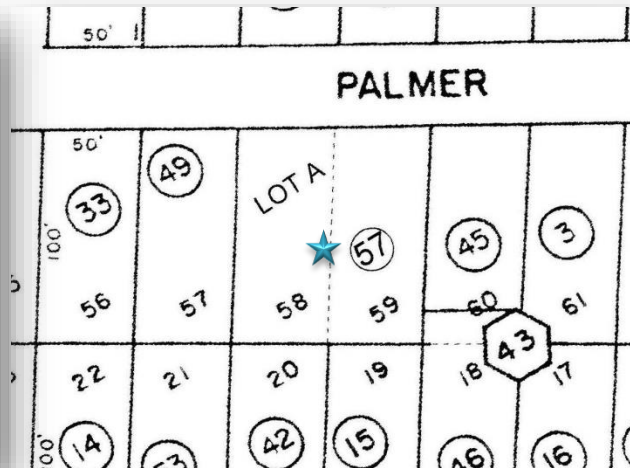
According to the City of Clearlake "Public and Private Streets" map, roads in the area are predominantly public. Palmer Avenue is an all-weather surface road within a forty-foot right-of-way.



Location Map



Aerial of Parcel



APN: 040-193-570-000



Northeast Elevation-View to the West



Northwest Elevation-View to the South

Water

Highlands Water District, 6-inch pipeline.

Sewer

County of Lake Special Districts, gravity main.

Power

Pacific Gas Electric.

Topography

Predominantly 0 to 10 percent slope with areas of 20 to 30 percent slope (source: Lake County Parcel Quest/ESRI). Slope direction is to rear of lot.

Vegetation

Several mature Oak trees.

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. All general plan land use policy elements applicable for this parcel.

Zoning Ordinance

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. Minimum lot size is 0.11 acres or 5,000 square feet (Section 18-5.020 Property Development Standards).

ENVIRONMENTAL REVIEW (CEQA)

The California Environmental Quality Act (CEQA) Statute and Guidelines, Article 12. Special Situations, 15183. Projects Consistent with a Community Plan or Zoning, mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

The project is consistent with the general plan and zoning development densities and development standards.

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 2023-02, 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 2023-02, 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 2023-02 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-Deed(s)