



STAFF REPORT	
SUBJECT: Zoning Ordinance Text Amendment, ZOA 2024-02 Categorical Exemption, CE 2024-06	
DATE: September 10 th , 2024	TIME: 6:00 PM
SUBMITTED BY: Mark Roberts – Senior Planner	
REPORT PURPOSE: <input checked="" type="checkbox"/> Action Item <input type="checkbox"/> Discussion <input type="checkbox"/> Information Only	
APPLICANT: City of Clearlake	

WHAT IS BEING ASKED OF THE PLANNING COMMISSION:

The Planning Commission is being asked to consider proposed Zoning Ordinance Text Amendments, ZOA 2024-02 and corresponding environmental filing, Categorical Exemption, CE 2024-06 and to make the appropriate recommendations to the City Council for adoption.

PROJECT SUMMARY:

Project Background: The City’s Municipal Zoning Code Regulations were amended/adopted in 2019/2020 and are responsible for providing standards, requirements and guidelines for orderly development in the City. On occasion, refinements to the Zoning Code Regulations are required to clarify existing standards, requirements, help expediate review timelines, implement new statutes, and refine regulations to improve administration. Below are highlights of the proposed Zoning Ordinance Text Amendments:

1. Chapter 18-02, Section 18-02.040 (Zones Established – Zoning Map)
 - Table 3 (Land Use Zoning Matrix for Zoning Code): The Medium Density Residential (MDR) General Plan Land Use Designation allows between 0 to 15 units per acre. The Low Density Residential (LDR) Zoning District allows a maximum of eight units per acre. For LDR Zoning to be consistent with MDR General Plan Land Use Designation, Staff amended Table 3 for consistency.

2. Chapter 18, 18-13.040 (Viewshed Analysis):
 - Provided methodology of defining what a viewshed is and what is required for a viewshed analysis.

3. Chapter 18-15: Planned Development (PD) Combining Zone:
 - Provided clarification in the relationship between Code and a planned development, including adding provisions for development guidelines and allowing the Community Development Director to approve minor changes to a development plan.

4. Chapter 18-18: Use Regulations (Tables 4 through 7):
 - The following abbreviation have been amended:
 - Zoning Permits are known as “ZP”
 - Administrative Use Permit are known as “AUP”
 - Conditions Use Permits are known as “CUP”

- Section 18-18.020: In accordance with Government Code Section 65583 add clarification for Supportive and Transitional Housing per Section 18-18.020(E3).
5. Chapter 18-19 - Special Uses:
 - Section 18-19.010 – Temporary & Intermittent Uses
 - Section 18-19.320 – Accessory & Junior Dwelling Units
 - Section 18-19.345 - Recreational Vehicle Parks & Campgrounds
 - Section 18-19.353 - Helicopter Facilities Standards
 - Section 18-19.371 - Temporary Employee & Farm Worker Housing Standards
 6. Chapter 18-20, Section 18-20.090 (Parking Space Requirements)
 - Amended section for clarity and added new off-street parking categories to address State Housing Statutes [Government Code Section 65863.3. (a).].
 - Table 22 - Parking space requirements for emergency shelters, clarifies new parking standards per Government Code Section 65583 (a)(4) to provide sufficient parking shall be provided to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.
 - New use categories added for parking requirements, including Campgrounds and RV Parks.
 7. Chapter 18-20, Section 18-20-140 (Curb, Gutter, Sidewalks Installation):
 - Created provisions requiring the installation of public improvements and a threshold of when those improvements will be required.
 8. Chapter 18-21, Section 18-21.060 (Sign Regulations):
 - Table 30 should state Max Sign Height not Total Sign Area Square Feet
 9. Chapter 18-28 (Findings Use Permits)
 - Section 18-28.030: Procedures for Zoning Permits.
 - Section 18-28.030: Amendments to Procedures for Administrative Use Permits
 - Section 18-28.050: Amendments to Findings for Approval
 10. Section 18-31.030 (Density Bonus)
 - Section 18-31.030: Eligibility for density bonus, incentives or concessions, change to reflect the Government Code Section 65915 requirements.
 11. Chapter 18-45 (Definitions)
 - Amendments and adding new terms and definitions based on existing and proposed code requirements.

ENVIRONMENTAL REVIEW (CEQA):

Staff has made the determination pursuant to the California Environmental Quality Act (CEQA) Sections 15060(c)(2) [the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment], 15060(c)(3) [the activity is not a project as defined in Section 15378] , and Section 15061 (b)(3) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3 because it has no potential for resulting in physical change to the environment, directly or indirectly. Additionally, the proposed text amendment serves to establish general standards and regulations. Individual projects that are subject to the Ordinance would still require individual review for conformance with CEQA. **Therefore, the proposed amendments are exempt from CEQA.**

LEGAL NOTICE & PUBLIC COMMENT

The public hearing was noticed at least ten (10) days in advance in an electronic publication of the Lake County Record Bee on Saturday, August 31st, 2024, in accordance with the City Municipal Code, including posting a copy of the notice in the City’s Bulletin Board.

MOTION/OPTIONS:

1. Move to Adopt Resolution PC 2024-03, A Resolution of the Planning Commission of the City of Clearlake Recommending the City Council Adopt Zoning Ordinance Text Amendment, ZOA 2024-02 and corresponding environmental fling Categorical Exemption, CE 2024-06.
2. Move to Deny PC Resolution PC 2024-03.
3. Move to continue the item and provide alternate direction to staff.

ATTACHMENTS:

- 1) Amended Zoning Ordinance Text Amendment (with red line)
- 2) Planning Commission Resolution PC 2024-03
- 3) Draft City Council Ordinance 271-2024