



## PLANNING COMMISSION MEETING

Clearlake City Hall Council Chambers  
14050 Olympic Dr, Clearlake, CA

Tuesday, January 11, 2022

6:00 PM

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The Planning Commission meetings are viewable in person in the Council Chambers, via livestreaming on the City's YouTube Channel ([https://www.youtube.com/channel/UCTyifT\\_nKS-3woxEu1ilBXA](https://www.youtube.com/channel/UCTyifT_nKS-3woxEu1ilBXA)) or "Lake County PEG TV Live Stream" at <https://www.youtube.com/user/LakeCountyPegTV/featured> and the public may participate through Zoom at the link listed below. The public can submit comments and questions in writing for Commission consideration by sending them to the Administrative Services Director/City Clerk at [mswanson@clearlake.ca.us](mailto:mswanson@clearlake.ca.us). To give the Planning Commission adequate time to review your questions and comments, please submit your written comments prior to 4:00 p.m. on the day of the meeting.

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### AGENDA

**MEETING PROCEDURES:** *All items on agenda will be open for public comments before final action is taken. Citizens wishing to introduce written material into the record at the public meeting on any item are requested to provide a copy of the written material to the Administrative Services Director/City Clerk prior to the meeting date so that the material may be distributed to the Planning Commission prior to the meeting. Speakers must restrict comments to the item as it appears on the agenda and stay within a three minutes time limit. The Mayor has the discretion of limiting the total discussion time for an item.*

#### AMERICANS WITH DISABILITY ACT (ADA) REQUESTS

If you need disability related modification, including auxiliary aids or services, to participate in this meeting, please contact Melissa Swanson, Administrative Services Director/City Clerk at the Clearlake City Hall, 14050 Olympic Drive, Clearlake, California 95422, phone (707) 994-8201, ext 106, or via email at [mswanson@clearlake.ca.us](mailto:mswanson@clearlake.ca.us) at least 72 hours prior to the meeting, to allow time to provide for special accommodations.

#### AGENDA REPORTS

Staff reports for each agenda item are available for review at [www.clearlake.ca.us](http://www.clearlake.ca.us). Any writings or documents pertaining to an open session item provided to a majority of the Planning Commission less than 72 hours prior to the meeting, shall be made available for public inspection on the City's website at [www.clearlake.ca.us](http://www.clearlake.ca.us).

**Zoom Link:** <https://clearlakeca.zoom.us/j/84793844009>

#### A. ROLL CALL

**B. PLEDGE OF ALLEGIANCE****C. ADOPTION OF THE AGENDA** *(This is the time for agenda modifications.)*

**D. PUBLIC COMMENT:** *This is the time for any member of the public to address the Planning Commission on any matter not on the agenda that is within the subject matter jurisdiction of the City. **The Brown Act, with limited exceptions, does not allow the Commission or staff to discuss issues brought forth under Public Comment.** The Commission cannot take action on non-agenda items. Concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on each agenda item. Comments shall be limited to three (3) minutes per person.*

**E. CONSENT AGENDA:** *All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one motion. There will be no separate discussion of these items unless a member of the Commission requests otherwise, or if staff has requested a change under Adoption of the Agenda, in which case the item will be removed for separate consideration. Any item so removed will be taken up following the motion to approve the Consent Agenda.*

1. 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 042-222-550-000, and is commonly known as 16502 5th Avenue, Clearlake, CA 95422; Resolution No. PC 2022-01  
Recommended Action: Adopt Resolution
2. 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 042-161-010-000, and is commonly known as 15789 25th Avenue, Clearlake, CA 95422; Resolution No. PC 2022-02  
Recommended Action: Adopt Resolution
3. 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 project parcel is located at 16564 5th Avenue, Clearlake, CA 95422, further described as assessor parcel number of the property is 042-223-590-000; Resolution No. PC 2022-03  
Recommended Action: Adopt Resolution
4. Determination of General Plan Consistency and environmental determination prior to the conveyance of real property by a government agency, pursuant to Government Code 65402 for 23 parcels located in the City of Clearlake; Resolution No. PC 2022-04  
Recommended Action: Adopt Resolution
5. 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 property is APN 037-382-470-000 located at 13696 Santa Clara; Clearlake, CA 95422; Resolution No. PC 2022-05  
Recommended Action: Adopt Resolution

**F. CITY MANAGER AND COMMISSIONER REPORTS**

**G. FUTURE AGENDA ITEMS**

**H. ADJOURNMENT**

POSTED: January 7, 2022

BY:



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Melissa Swanson, Administrative Services Director/City Clerk



## CITY OF CLEARLAKE

## Planning Commission

STAFF REPORT	
<b>SUBJECT:</b> General Plan Consistency Determination, GPCD 2021-03 Categorical Exemption, CE 2021-14	<b>MEETING DATE</b> <b>(Regular): 01/11/2022</b>
<b>SUBMITTED BY:</b> Mark Roberts, Planning Department	
<b>PURPOSE OF REPORT:</b> <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	
<b>LOCATION:</b> 16502 5th Avenue Clearlake, CA 95422  APN: 042-222-550-000	<b>APPLICANT/OWNER:</b> George Shannon Torres
<b>ZONING:</b> Rural Residential, "RR"	<b>GENERAL PLAN:</b> Medium Density Residential

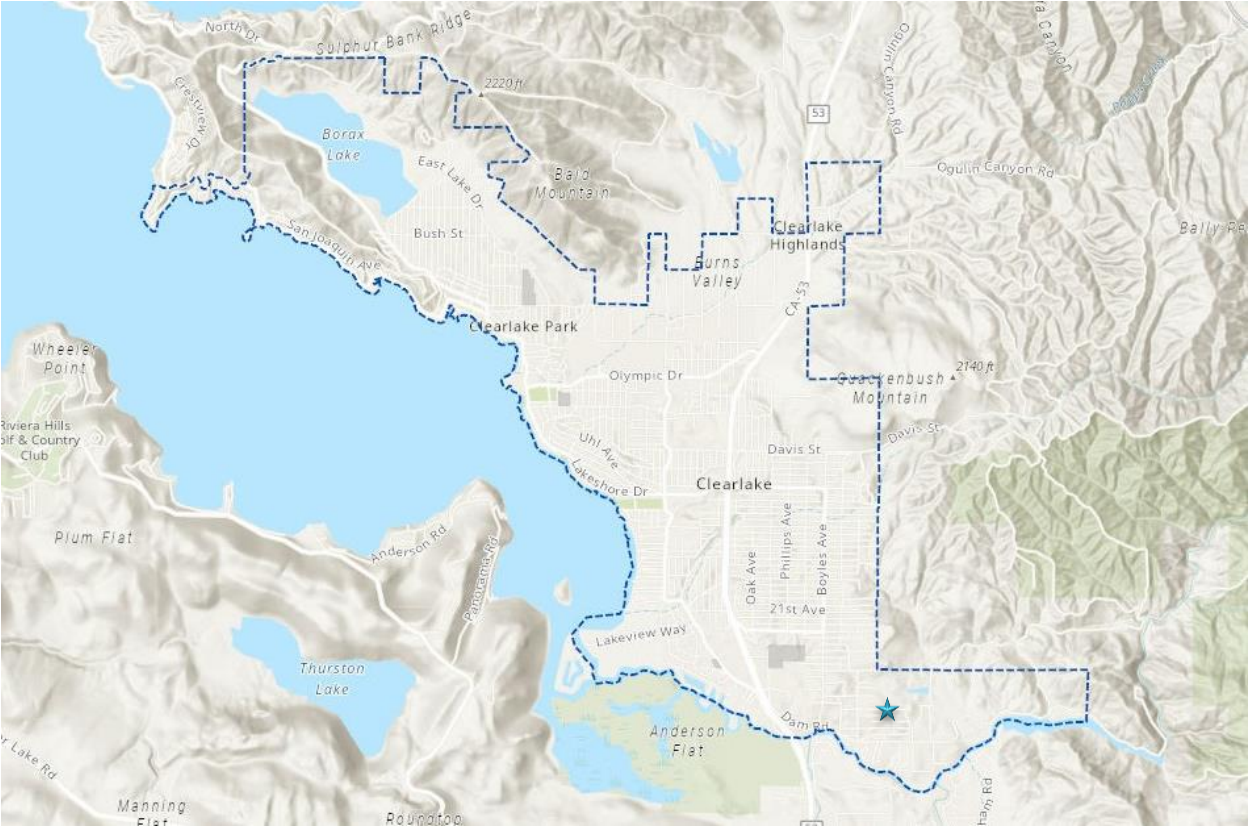
**WHAT IS BEING ASKED OF THE PLANNING COMMISSION**

The Planning Commission is being asked to make a determination of General Plan Consistency 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 042-222-550-000, and is commonly known as 16502 5th Avenue, Clearlake, CA 95422.

**BACKGROUND/DISCUSSION**

The site is located approximately 1,300 feet east of Konocti Avenue and 1,000 feet north of Dam Road. The surrounding area is mostly characterized by undeveloped lots zoned for residential and unimproved roads. The site itself has no improvements. The standard sized lot is rectangular in shape and +/- 0.17 acres in size (approximately 7,405 square feet). Lots in the area are generally rectangular in shape and vary in size, with most lots approximately 0.11 (4,791 square feet) acres.

The property can be developed with a single-family residence and will most likely be part of the Homestead Program or may be purchased from the City. The City Council authorized the Certificate of Acceptance for the property on May 5, 2021, pending the adoption of Resolution PC 2022-01.





## **GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY**

### General Plan:

- The General Plan Medium Density Residential allows for low density concentrations of single-family homes up to 15 dwelling units per acres and compatible uses.

### Zoning Ordinance:

- Land Use Designation of “RR” Rural Residential allows for a maximum density of one (1) dwelling unit per net acre. The minimum lot size is one and one-quarter (1.25) acres. This zone allows for low density concentrations of single-family homes and compatible uses.

## **ENVIRONMENTAL REVIEW (CEQA)**

Categorical Exemption CE 2021-14.

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 will 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 16502 5th Avenue, Clearlake, CA 95422.

## **RECOMMENDATION**

Staff recommends option item 1 below – that the Planning Commission move to Adopt Resolution PC 2022-01, 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 2022-01, 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 Resolutions PC 2022-01 and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate direction to staff.

**ATTACHMENT(S)**

Attachment "A"-Resolution PC 2022-01.

Attachment A – Resolution PC 2022-01

RESOLUTION NO. PC 2022-01

**A Resolution of the Planning Commission of the  
City of Clearlake General Plan Consistency Determination GPCD 2021-03  
for the property located at 16502 5th Avenue, Clearlake CA 95422, further described  
as Assessor Parcel Number (APN) 042-222-550-000.**

WHEREAS, State Government Code Section 65402 stipulates that prior to the acquisition of real property by a government agency, the planning agency of the jurisdiction in which said property is located must first make the finding that the transfer of said real property is in conformity with the adopted General Plan of the local jurisdiction; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN 042-222-550-000; and

WHEREAS, the project is Exempt from the California Environmental Quality Act under section and Section 15061 (b)(3); and

WHEREAS, the Planning Commission of the City of Clearlake has reviewed and considered the staff report, testimony, and evidence at a regular meeting on January 11, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Clearlake makes the following findings:

- 1) The acquisition of this property is consistent with the adopted goals, objectives, and policies of the General Plan.

PASSED AND ADOPTED on this 11 day of January 2022 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Chairman, Planning Commission

ATTEST: \_\_\_\_\_  
City Clerk, Planning Commission





## CITY OF CLEARLAKE

## Planning Commission

STAFF REPORT	
<b>SUBJECT:</b> General Plan Consistency Determination, GPCD 2021-05 Categorical Exemption, CE 2021-16	<b>MEETING DATE (Regular): 01/11/2022</b>
<b>SUBMITTED BY:</b> Mark Roberts, Planning Department	
<b>PURPOSE OF REPORT:</b> <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	
<b>LOCATION:</b> 15789 25th Avenue Clearlake, CA 95422 APN: 042-161-010-000	<b>APPLICANT/OWNER:</b> Betty R. Goldstein Alice R. Fairman
<b>ZONING:</b> Low Density Residential, "LDR"	<b>GENERAL PLAN:</b> Medium Density Residential

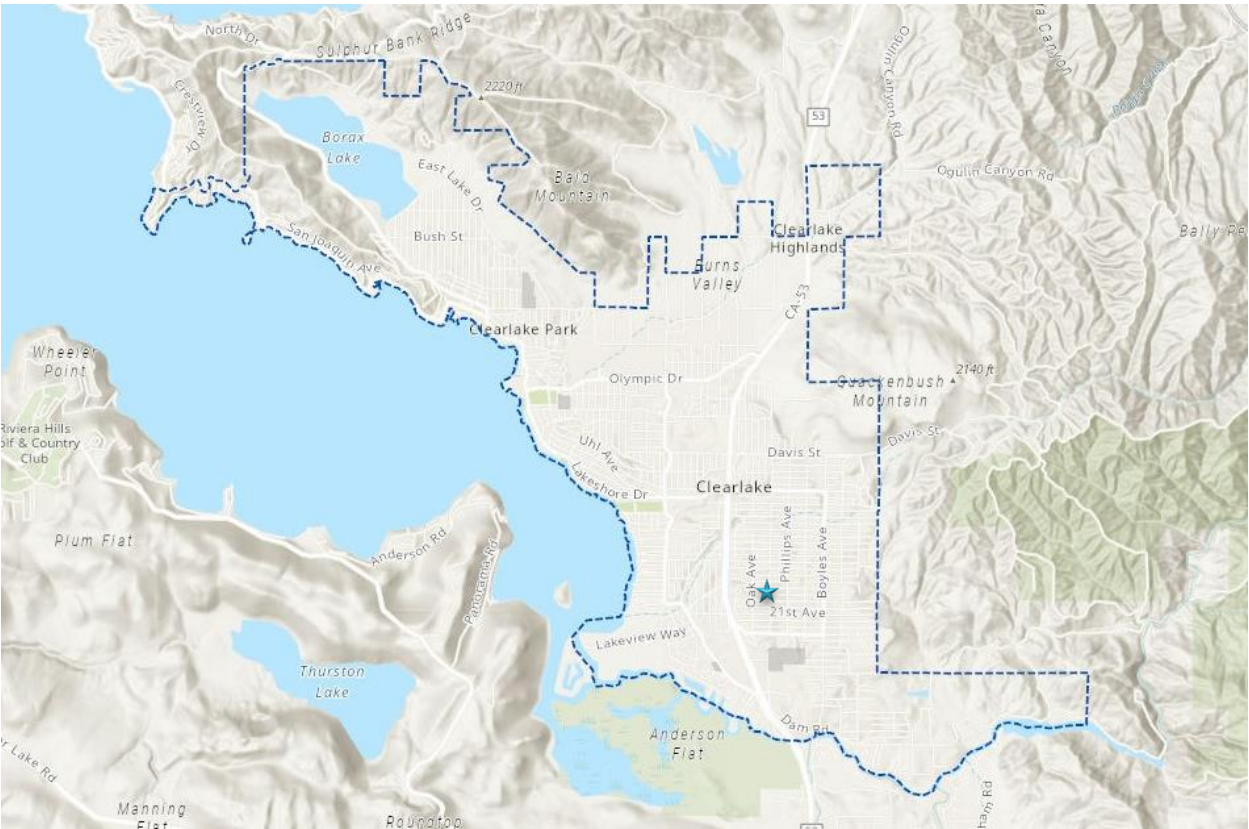
**WHAT IS BEING ASKED OF THE PLANNING COMMISSION**

The Planning Commission is being asked to make a determination of General Plan Consistency 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 042-161-010-000, and is commonly known as 15789 25th Avenue, Clearlake, CA 95422.

**BACKGROUND/DISCUSSION**

The property is located approximately 1,600 feet north of 18th Avenue at the intersection of Eureka Avenue and 25th Avenue. The surrounding area is characterized by lots developed with residential structures and also undeveloped lots. The site itself is an undeveloped corner lot, and is a standard sized lot rectangular in shape and approximately 0.11 acres in size (4,791 square feet). Lots in the area are generally rectangular in shape and vary in size, with most lots approximately 0.11 (4,791 square feet) acres.

The property can be developed with a single-family residence and will most likely be part of the Homestead Program or may be purchased from the City. The City Council authorized the Certificate of Acceptance for the property on October 21, 2021, pending the adoption of Resolution PC 2022-02.



## **GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY**

### General Plan:

- The General Plan Medium Density Residential allows for low density concentrations of single-family homes up to 15 dwelling units per acres and compatible uses.

### Zoning Ordinance:

- Land Use Designation of “LDR” Low Density Residential allows for a maximum density of eight (8) dwelling unit per net acre. The minimum lot size is five thousand (5,000) square feet. This zone allows for low density concentrations of single-family homes and compatible uses.

## **ENVIRONMENTAL REVIEW (CEQA)**

### Categorical Exemption CE 2021-16

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 will 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 15789 25th Avenue, Clearlake, CA 95422.

## **RECOMMENDATION**

Staff recommends option item 1 below – that the Planning Commission move to Adopt Resolution PC 2022-02, 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 2022-02, 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 Resolutions PC 2022-02 and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate direction to staff.

**ATTACHMENT(S)**

Attachment "A"-Resolution PC 2022-02.

Attachment A – Resolution PC 2022-02

RESOLUTION NO. PC 2022-02

**A Resolution of the Planning Commission of the  
City of Clearlake General Plan Consistency Determination GPCD 2021-05  
for the property located at 15789 25th Avenue, Clearlake CA 95422, further described  
as Assessor Parcel Number (APN) 042-161-010-000.**

WHEREAS, State Government Code Section 65402 stipulates that prior to the acquisition of real property by a government agency, the planning agency of the jurisdiction in which said property is located must first make the finding that the transfer of said real property is in conformity with the adopted General Plan of the local jurisdiction; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN 042-161-010-000; and

WHEREAS, the project is Exempt from the California Environmental Quality Act under section and Section 15061 (b)(3); and

WHEREAS, the Planning Commission of the City of Clearlake has reviewed and considered the staff report, testimony, and evidence at a regular meeting on January 11, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Clearlake makes the following findings:

- 1) The acquisition of this property is consistent with the adopted goals, objectives, and policies of the General Plan.

PASSED AND ADOPTED on this 11th day of January 2022 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Chairman, Planning Commission

ATTEST: \_\_\_\_\_  
City Clerk, Planning Commission



## CITY OF CLEARLAKE

## Planning Commission

STAFF REPORT	
<b>SUBJECT:</b> General Plan Consistency Determination, GPCD 2021-06 Categorical Exemption, CE 2021-17	<b>MEETING DATE</b> <b>(Regular): 01/11/2022</b>
<b>SUBMITTED BY:</b> Mark Roberts, Planning Department	
<b>PURPOSE OF REPORT:</b> <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	
<b>LOCATION:</b> 16564 4th Avenue Clearlake, CA 95422 APN: 042-223-590-000	<b>APPLICANT/OWNER:</b> Ursula Stevenson/ Crown Holding Co.
<b>ZONING:</b> Rural Residential, "RR"	<b>GENERAL PLAN:</b> Medium Density Residential

**WHAT IS BEING ASKED OF THE PLANNING COMMISSION**

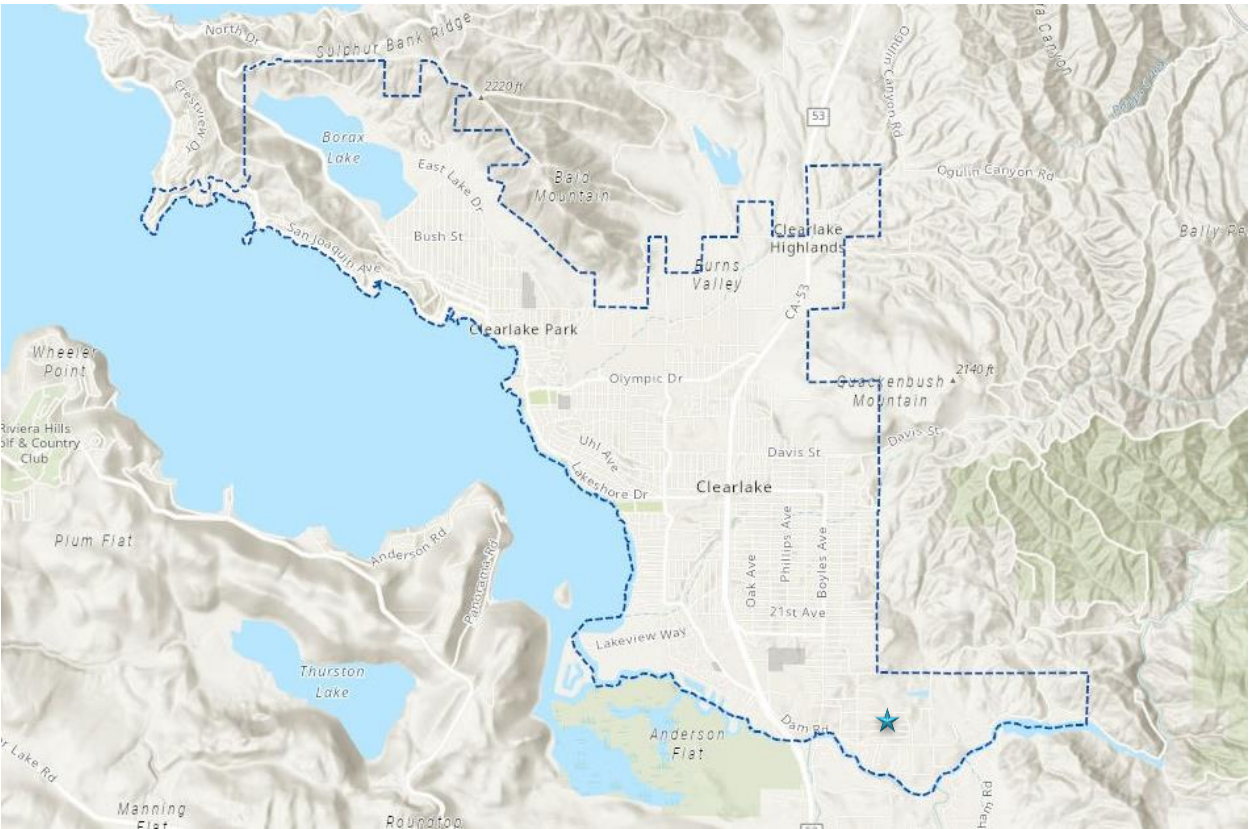
The Planning Commission is being asked to make a determination of General Plan Consistency and environmental determination prior to the conveyance of real property by a government agency, pursuant to Government Code 65402. The project parcel is located at 16564 5th Avenue, Clearlake, CA 95422, further described as assessor parcel number of the property is 042-223-590-000.

**BACKGROUND/DISCUSSION**

The site is located approximately 1,600 feet east of Konocti Avenue, and 800 feet north of Dam Road. The surrounding area is mostly characterized by undeveloped lots, and unimproved roads. The site itself has no improvements, and is rectangular in shape and approximately 0.12 acres in size (5,227 square feet). Lots in the area are generally rectangular in shape and vary in size, with most lots approximately 0.11 (4,791 square feet) acres.

The property can be developed with a single-family residence and will most likely be part of the Homestead Program or may be purchased from the City. The City Council authorized the Certificate of Acceptance for the property on January 21, 2021, pending the adoption of Resolution PC 2022-03.







## **GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY**

### General Plan:

- The General Plan Medium Density Residential allows for low density concentrations of single-family homes up to 15 dwelling units per net acres and compatible uses.

### Zoning Ordinance:

- Land Use Designation of “RR” Rural Residential allows for a maximum density of one (1) dwelling unit per net acre. The minimum lot size is one and one-quarter (1.25) acres. This zone allows for low density concentrations of single-family homes and compatible uses.

## **ENVIRONMENTAL REVIEW (CEQA)**

Categorical Exemption CE 2021-17.

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 will 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 16564 4th Avenue, Clearlake, CA 95422.

## **RECOMMENDATION**

Staff recommends option item 1 below – that the Planning Commission move to Adopt Resolution PC 2022-03, 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 2022-03, 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 Resolutions PC 2022-03 and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate direction to staff.

**ATTACHMENT(S)**

Attachment "A"-Resolution PC 2022-03.

Attachment A – Resolution PC 2022-03

RESOLUTION NO. PC 2022-03

**A Resolution of the Planning Commission of the  
City of Clearlake General Plan Consistency Determination GPCD 2021-06  
for the property located at 16564 4th Avenue, Clearlake CA 95422, further described  
as Assessor Parcel Number (APN) 042-223-590-000**

WHEREAS, State Government Code Section 65402 stipulates that prior to the acquisition of real property by a government agency, the planning agency of the jurisdiction in which said property is located must first make the finding that the transfer of said real property is in conformity with the adopted General Plan of the local jurisdiction; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN 042-223-590-000; and

WHEREAS, the project is Exempt from the California Environmental Quality Act under section and Section 15061 (b)(3); and

WHEREAS, the Planning Commission of the City of Clearlake has reviewed and considered the staff report, testimony, and evidence at a regular meeting on January 11, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Clearlake makes the following findings:

- 1) The acquisition of this property is consistent with the adopted goals, objectives, and policies of the General Plan.

PASSED AND ADOPTED on this 11 day of January 2022 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Chairman, Planning Commission

ATTEST: \_\_\_\_\_  
City Clerk, Planning Commission



## CITY OF CLEARLAKE

## Planning Commission

STAFF REPORT		
<b>SUBJECT:</b> General Plan Consistency Determination GPCD 2021-07 Categorical Exemptions, CE 2021-18 Thru CE 2021-40		<b>MEETING DATE:</b> (Regular) <b>01/11/2021</b>
<b>SUBMITTED BY:</b> Mark Roberts/Michael Taylor, Planning Department		
<b>PURPOSE OF REPORT:</b> <input type="checkbox"/> Information Only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item		
<b>LOCATION:</b> Please See Table A	<b>APPLICANT:</b> Please See Table A	<b>OWNER:</b> Please See Table A
<b>ZONING:</b> Please See Table A	<b>GENERAL PLAN:</b> Please See Table A	

**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 for 23 parcels located in the City of Clearlake.

In Table A below, and subsequent tables and figures, the 23 parcels are listed and assigned an alphabet character (Map ID) for reference. The address, applicant and owner information, zoning, general plan designations, and the assessor parcel number (APN) for each parcel is listed in Table A.

**Table A**

Map ID	Address	APN	Owner	Zoning	General Plan	CEQA CE File Number
A	3496 Peony St., Clearlake, 95422	039-623-19	Clearlake Redev. Agency	LDR	LDR	CE 2021-18
B	3141 Mint St., Clearlake, 95422	039-625-06	Clearlake Redev. Agency	LDR	LDR	CE 2021-19
C	13940 Sonoma Ave., Clearlake, 95422	039-625-01	Clearlake Redev. Agency	LDR	LDR	CE 2021-20
D	3444 Boxwood St., Clearlake, 95422	039-626-16	Clearlake Redev. Agency	LDR	LDR	CE 2021-21
E	3423 Acacia St., Clearlake, 95422	039-626-07	Clearlake Redev. Agency	LDR	LDR	CE 2021-22
F	3453 Acacia St., Clearlake, 95422	039-626-11	Clearlake Redev. Agency	LDR	LDR	CE 2021-23
G	3463 Acacia St., Clearlake, 95422	039-626-12	Clearlake Redev. Agency	LDR	LDR	CE 2021-24
H	13980 Sonoma Ave., Clearlake, 95422	039-626-01	Clearlake Redev. Agency	LDR	LDR	CE 2021-25
I	15662 40th Ave., Clearlake, 95422	041-102-12	City of Clearlake	LDR	LDR	CE 2021-26
J	15677 36th Ave., Clearlake, 95422	041-395-01	City of Clearlake	LDR	LDR	CE 2022-04
K	4999 Cass Ave., Clearlake, 95422	041-393-09	City of Clearlake	LDR	LDR	CE 2021-28
L	5019 Cass Ave., Clearlake, 95422	041-363-10	City of Clearlake	LDR	LDR	CE 2021-29
M	15903 36th Ave., Clearlake, 95422	041-144-01	City of Clearlake	LDR	LDR	CE 2021-30

N	15913 36th Ave., Clearlake, 95422	041-144-02	City of Clearlake	LDR	LDR	CE 2021-31
O	15919 36th Ave., Clearlake, 95422	041-144-03	City of Clearlake	LDR	LDR	CE 2021-32
P	15817 Olympic Dr., Clearlake, 95422	039-434-19	City of Clearlake	MDR	MDR	CE 2021-33
Q	14180 Division Ave., Clearlake, 95422	040-031-11	City of Clearlake	CD	MUX	CE 2021-34
R	3578 Redwood St., Clearlake, 95422	039-175-21	City of Clearlake	MDR	MDR	CE 2021-35
S	4438 Fir Ave., Clearlake, 95422	041-103-26	City of Clearlake	LDR	MDR	CE 2021-36
T	3980 Eureka Ave., Clearlake, 95422	039-521-32	Trenado (purchased from the City of Clearlake)	LDR	MDR	CE 2021-37
U	16178 35th Ave., Clearlake, 95422	041-211-28	City of Clearlake	LDR	MDR	CE 2021-38
V	6145 Old Hwy 53, Clearlake, 95422	040-364-25	City of Clearlake	HDR	HDR	CE 2021-39
W	13981 Morgan Ave., Clearlake, 95422	039-112-06	City of Clearlake	MDR	MDR	CE 2021-40

BACKGROUND/DISCUSSION

Figure 1A and 1B, below, illustrate the general location of the 23 parcels for consideration.

As discussed above, each parcel is assigned an alphabetical character and referenced in Table A above and also included in Table B which follow Figures 1A and 1B .

Table B highlights the character of the subject parcels and the surrounding lots; the parcel sizes are indicated in square feet (Sq. Ft.); the general lot configuration and shape; and whether the lot is developed or vacant. The general lot configuration, shape, approximate predominate lot size, and general extent of lot improvement are also included for the surrounding area. Table B list whether the property can be developed with a single-family home; whether the parcel will likely be part of the Homestead Program, or the property may be purchased from the City.

Figure 1A (Parcels North of Olympic Drive)



Figure 1B (Parcels South of Olympic Drive)

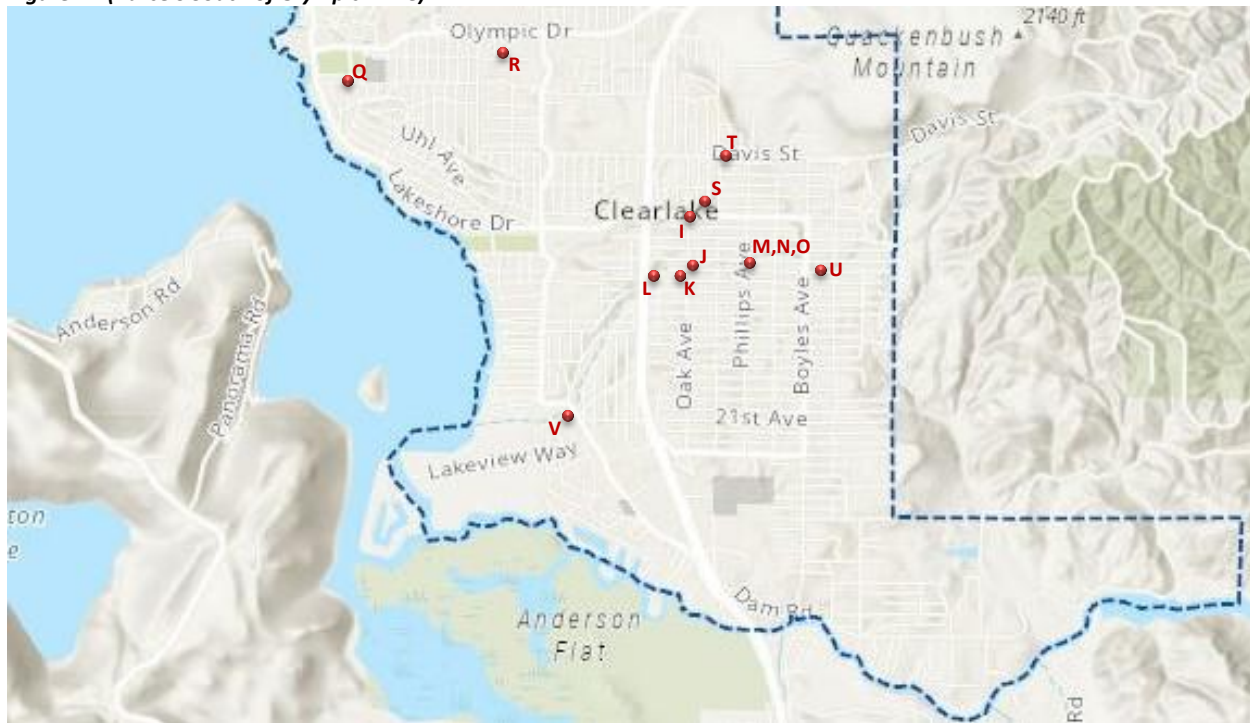


Table B

Map ID	APN	Parcel Size Square Feet	Parcel Shape	Existing Improvements	Possible Use	Homestead Program
A	039-623-19	5,662	Rectangle	Vacant	Residential	Likely
B	039-625-06	23,522	L-shape Thru lot	Vacant	Residential	Likely
C	039-625-01	11,761	Square	Vacant	Residential	Likely
D	039-626-16	40,075	Rectangle Thru-Lot	Vacant	Residential	Likely
E	039-626-07	5,227	Rectangle	Vacant	Residential	Likely
F	039-626-11	5,662	Rectangle	Structure	Residential	Likely
G	039-626-12	11,761	Square	Vacant	Residential	Likely
H	039-626-01	4,791	Rectangle	Vacant	Residential	Likely
I	041-102-12	4,791	Rectangle	Vacant	Residential	Likely
J	041-395-01	4,791	Rectangle	Structure	Residential	Likely
K	041-363-09	8,712	Rectangle	Structure	Residential	Likely
L	041-363-10	8,712	Rectangle	Structure	Residential	Likely
M	041-144-01	5,227	Rectangle	Structure	Residential	Likely
N	041-144-02	5,227	Rectangle	Structure	Residential	Likely
O	041-144-03	5,227	Rectangle	Structure	Residential	Likely
P	039-434-19	5,662	Rectangle	Vacant	Residential	Likely
Q	040-031-11	5,227	Rectangle	Structure	Commercial/Residential	Likely
R	039-175-21	5,227	Rectangle	Vacant	Residential	Likely
S	041-103-26	19,602	T-shape Thru Lot	Structure	Residential	Likely
T	039-521-32	5,227	Rectangle	Structure	Residential	Likely
U	041-211-28	10,018	Square	Vacant	Residential	Likely
V	040-364-25	18,295	Rectangle/Triangle	Vacant	Residential	Likely
W	039-112-06	11,325	Rectangle Thru-Lot	Structure	Residential	Likely

## **GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY**

### General Plan:

- The Low Density Residential allows for low density concentrations of single-family homes up to 4 dwelling units per acre and compatible uses.
- The Medium Density Residential allows for low to medium density concentrations of single-family homes up to 15 dwelling units per acre and compatible uses.
- The High Density Residential allows for medium to high density concentrations of single-family homes up to 25 dwelling units per acre and compatible uses.
- The Mixed-Use category allows for a combination of commercial and residential uses.

### Zoning Ordinance:

- The LDR 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 “low density residential” on the Clearlake General Plan Zoning Map.
- 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.
- The HDR Zone is intended to provide housing opportunities for smaller households desiring little private open space and to provide various types of group housing. It is further intended to allow for concentrations of housing close to concentrations of employment and college enrollment, in areas largely committed to high density residential development. It will be applied to areas designated “High Density Residential” on the Clearlake General Plan Zoning Map.
- The CD Downtown Commercial Mixed-Use Zone is intended to provide for a wide range of retail sales, service and entertainment uses meeting community-wide and regional market demands and a variety of housing types including affordable workforce housing. The CD Zone is intended to be applied within the City’s main commercial district.



## **ENVIRONMENTAL REVIEW (CEQA)**

Categorical Exemption CE 2021-18 Thru CE 2021-40

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 will 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 parcels in Table A.

## **RECOMMENDATION**

Staff recommends option item 1 below – that the Planning Commission move to Adopt Resolution PC 2022-04, 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 2022-04, 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 Resolutions PC 2022-04 and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate direction to staff.

## **ATTACHMENT(S)**

Attachment “A”-Resolution PC 2022-04.

Attachment A – Resolution PC 2022-04

RESOLUTION NO. PC 2022-04

**A Resolution of the Planning Commission of the  
City of Clearlake General Plan Consistency Determination GPCD 2021-07  
for the properties located in the City of Clearlake as referenced Exhibit A of Attachment A.**

WHEREAS, State Government Code Section 65402 stipulates that prior to the acquisition of real property by a government agency, the planning agency of the jurisdiction in which said property is located must first make the finding that the transfer of said real property is in conformity with the adopted General Plan of the local jurisdiction; and

WHEREAS, the proposed Projects is located on real property in the incorporated portions of the City more particularly described in Exhibit A of Attachment A; and

WHEREAS, the projects are Exempt from the California Environmental Quality Act under section and Section 15061 (b)(3); and

WHEREAS, the Planning Commission of the City of Clearlake has reviewed and considered the staff report, testimony, and evidence at a regular meeting on January 11, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Clearlake makes the following findings:

- 1) The acquisition of these properties is consistent with the adopted goals, objectives, and polices of the General Plan.

PASSED AND ADOPTED on this 11 day of January 2022 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Chairman, Planning Commission

ATTEST: \_\_\_\_\_  
City Clerk, Planning Commission

**Exhibit A - Resolution PC 2022-04**

Map ID	Address	APN	Owner	Zoning	General Plan	CEQA CE File Number
A	3496 Peony St., Clearlake, 95422	039-623-19	Clearlake Redev. Agency	LDR	LDR	CE 2021-18
B	3141 Mint St., Clearlake, 95422	039-625-06	Clearlake Redev. Agency	LDR	LDR	CE 2021-19
C	13940 Sonoma Ave., Clearlake, 95422	039-625-01	Clearlake Redev. Agency	LDR	LDR	CE 2021-20
D	3444 Boxwood St., Clearlake, 95422	039-626-16	Clearlake Redev. Agency	LDR	LDR	CE 2021-21
E	3423 Acacia St., Clearlake, 95422	039-626-07	Clearlake Redev. Agency	LDR	LDR	CE 2021-22
F	3453 Acacia St., Clearlake, 95422	039-626-11	Clearlake Redev. Agency	LDR	LDR	CE 2021-23
G	3463 Acacia St., Clearlake, 95422	039-626-12	Clearlake Redev. Agency	LDR	LDR	CE 2021-24
H	13980 Sonoma Ave., Clearlake, 95422	039-626-01	Clearlake Redev. Agency	LDR	LDR	CE 2021-25
I	15662 40th Ave., Clearlake, 95422	041-102-12	City of Clearlake	LDR	LDR	CE 2021-26
J	15677 36th Ave., Clearlake, 95422	041-395-01	City of Clearlake	LDR	LDR	CE 2022-04
K	4999 Cass Ave., Clearlake, 95422	041-393-09	City of Clearlake	LDR	LDR	CE 2021-28
L	5019 Cass Ave., Clearlake, 95422	041-363-10	City of Clearlake	LDR	LDR	CE 2021-29
M	15903 36th Ave., Clearlake, 95422	041-144-01	City of Clearlake	LDR	LDR	CE 2021-30
N	15913 36th Ave., Clearlake, 95422	041-144-02	City of Clearlake	LDR	LDR	CE 2021-31
O	15919 36th Ave., Clearlake, 95422	041-144-03	City of Clearlake	LDR	LDR	CE 2021-32
P	15817 Olympic Dr., Clearlake, 95422	039-434-19	City of Clearlake	MDR	MDR	CE 2021-33
Q	14180 Division Ave., Clearlake, 95422	040-031-11	City of Clearlake	CD	MUX	CE 2021-34
R	3578 Redwood St., Clearlake, 95422	039-175-21	City of Clearlake	MDR	MDR	CE 2021-35
S	4438 Fir Ave., Clearlake, 95422	041-103-26	City of Clearlake	LDR	MDR	CE 2021-36
T	3980 Eureka Ave., Clearlake, 95422	039-521-32	Trenado (purchased from the City of Clearlake)	LDR	MDR	CE 2021-37
U	16178 35th Ave., Clearlake, 95422	041-211-28	City of Clearlake	LDR	MDR	CE 2021-38
V	6145 Old Hwy 53, Clearlake, 95422	040-364-25	City of Clearlake	HDR	HDR	CE 2021-39
W	13981 Morgan Ave., Clearlake, 95422	039-112-06	City of Clearlake	MDR	MDR	CE 2021-40



## CITY OF CLEARLAKE

## Planning Commission

STAFF REPORT	
<b>SUBJECT:</b> General Plan Consistency Determination, GPCD 2021-04 Categorical Exemption, CE 2021-15	<b>MEETING DATE</b> <b>(Regular): 01/11/2022</b>
<b>SUBMITTED BY:</b> Mark Roberts, Planning Department	
<b>PURPOSE OF REPORT:</b> <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	
<b>LOCATION:</b> 13696 Santa Clara Avenue Clearlake, CA 95422  APN: 037-382-470-000	<b>APPLICANT/OWNER:</b> Michael J. Ryan
<b>ZONING:</b> Low Density Residential, "LDR"	<b>GENERAL PLAN:</b> Medium Density Residential

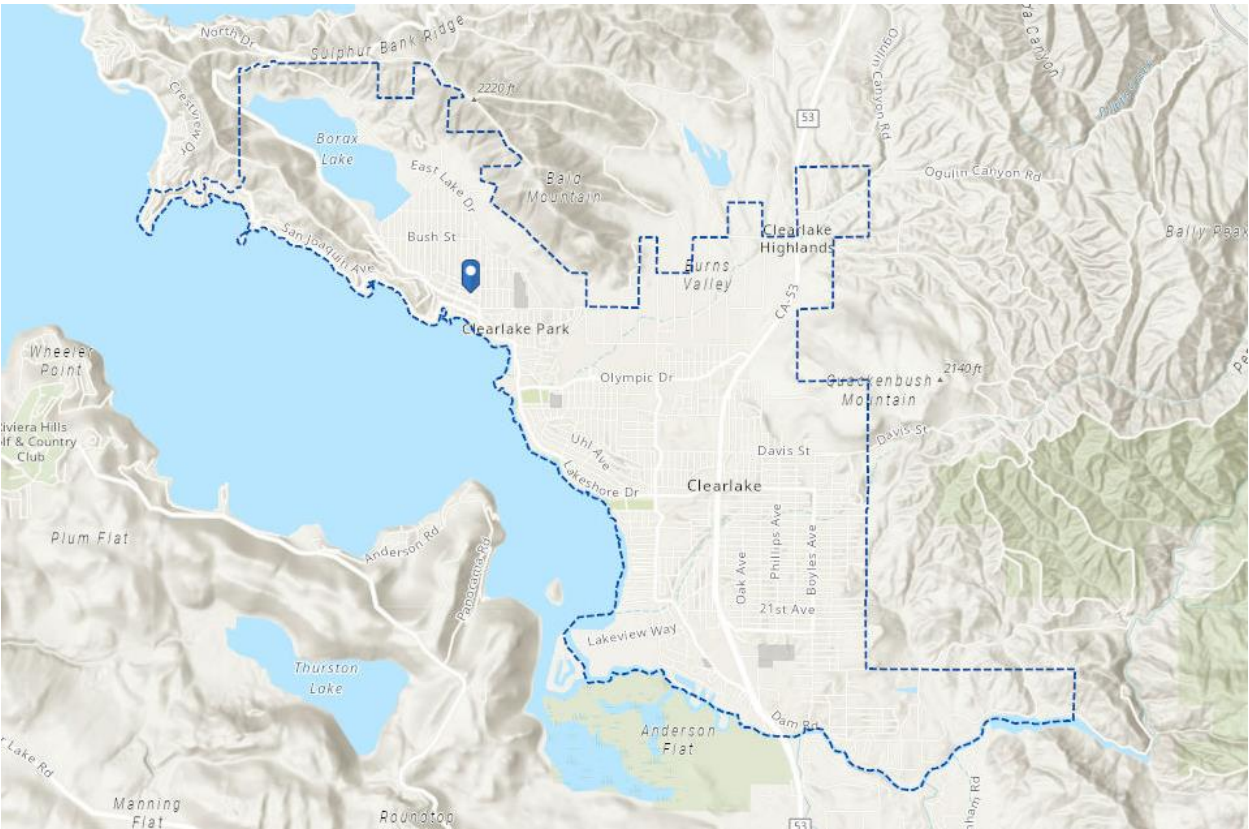
**WHAT IS BEING ASKED OF THE PLANNING COMMISSION**

The Planning Commission is being asked to make a determination of General Plan Consistency and environmental determination prior to the conveyance of real property by a government agency, pursuant to Government Code 65402. The property is APN 037-382-470-000 located at 13696 Santa Clara; Clearlake, CA 95422.

**BACKGROUND/DISCUSSION**

The site is located off Santa Clara Road approximately 100 feet from the intersection of Modoc and Santa Clara Avenue. The surrounding area is mostly characterized by single-family residential dwellings/accessory structures, although numerous nearby properties remain vacant (the site itself has no improvements). The standard sized lot is rectangular in shape and approximately 0.08 acres in size (approximately 3,484 square feet).

The property is able to be developed with a single-family residence and will most likely be part of the Homestead Program or may be purchased from the City. The City Council authorized the Certificate of Acceptance for the property on October 26, 2021, pending the adoption of Resolution PC 2022-05.



## **GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY**

### General Plan:

- The General Plan Medium Density Residential allows for low density concentrations of single-family homes and compatible uses.

### Zoning Ordinance:

- Land Use Designation of “LDR” Low Density Residential which allows for low density concentrations of single-family homes and compatible uses.

## **ENVIRONMENTAL REVIEW (CEQA)**

### Categorical Exemption CE 2021-15

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 will 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 13696 Santa Clara; Clearlake, CA 95422.

## **RECOMMENDATION**

Staff recommends option item 1 below – that the Planning Commission move to Adopt Resolution PC 2022-05, 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 2022-05, 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 Resolutions PC 2022-05 and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate direction to staff.

**ATTACHMENT(S)**

Attachment "A"-Resolution PC 2022-05.



Attachment A – Resolution PC 2022-05

RESOLUTION NO. PC 2022-05

**A Resolution of the Planning Commission of the  
City of Clearlake General Plan Consistency Determination GPCD 2021-04  
for the property located at 13696 Santa Clara Avenue, Clearlake CA 95422, further described  
as Assessor Parcel Number (APN) 037-382-470-000.**

WHEREAS, State Government Code Section 65402 stipulates that prior to the acquisition of real property by a government agency, the planning agency of the jurisdiction in which said property is located must first make the finding that the transfer of said real property is in conformity with the adopted General Plan of the local jurisdiction; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN 037-382-470-000; and

WHEREAS, the project is Exempt from the California Environmental Quality Act under section and Section 15061 (b)(3); and

WHEREAS, the Planning Commission of the City of Clearlake has reviewed and considered the staff report, testimony, and evidence at a regular meeting on January 11, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Clearlake makes the following findings:

- 1) The acquisition of this property is consistent with the adopted goals, objectives, and policies of the General Plan.

PASSED AND ADOPTED on this 11 day of January 2022 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Chairman, Planning Commission

ATTEST: \_\_\_\_\_  
City Clerk, Planning Commission