

CITY OF CLEARLAKE

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AGENDA

REGULAR MEETING OF THE CLEARLAKE PLANNING COMMISSION

CLEARLAKE CITY HALL COUNCIL CHAMBERS
14050 OLYMPIC DRIVE
CLEARLAKE, CA 95422

TUESDAY	JANUARY 26, 2021	6:00 P.M.
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On March 12, 2020, Governor Newsom issued Executive Order N-25-20, which allows Planning Commissioners to attend Planning Commission meetings telephonically. Please be advised that some, or all, of the Clearlake Planning Commissioners may attend this meeting telephonically.

Furthermore, on March 17, 2020, Governor Newsom issued Executive Order N-29-20, which waives the mandate of public, in-person accessibility to public meetings provided there are other means for the public to participate. **Effective immediately** and continuing only during the period in which state or local public health officials have imposed or recommended social distancing measures, the Clearlake Planning Commission meetings will be viewable only via livestreaming.

Balancing the health risks associated with COVID-19, while appreciating the public's right to conduct the people's business in a transparent and open manner, the City wants you to know that you can submit your comments and questions in writing for Planning Commission consideration by sending them to the Assistant Planner at sgutierrez@clearlake.ca.us. To give the Planning Commission adequate time to review your questions and comments, please submit your written comments prior to 6:00 p.m. on Tuesday, January 26th.

This meeting, and any future meetings while under a declared emergency, **will not** be viewable in person. You may view the meeting live on YouTube at the City of Clearlake's YouTube Channel (https://www.youtube.com/channel/UCTyifT_nKS-3woxEu1ilBXA) or "**Lake County PEG TV Live Stream**" YouTube Channel, and you may participate through Zoom <https://clearlakeca.zoom.us/j/94685517427>

ROLL CALL

- _____ Chair Kathryn Davis
- _____ Vice Chair Robert Coker
- _____ Commissioner Lisa Wilson
- _____ Commissioner Erin McCarrick
- _____ Commissioner Fawn Williams

PLEDGE OF ALLEGIANCE

MEETING PROCEDURES

During the January 26th, 2021 Planning Commission meeting, public comment will be accepted via email. If you would like to comment remotely, please follow the protocols below:

- Send comments via email to the Assistant Planner at sgutierrez@clearlake.ca.us prior to the commencement of the Planning Commission meeting.
- Identify the subject you wish to comment on in your email's subject line.
- Each Public Comment emailed to the Assistant Planner will be read aloud by the Chair or a member of staff for up to three minutes or will be displayed on a screen.
- Public Comment emails which are received after the beginning of the meeting will not be included in the record.

ADOPTION OF THE AGENDA

Notice to the Public

The Planning Commission, when considering the matter scheduled for hearing, will take the following actions:

1. Open the Public Hearing
2. Presentations by Staff
3. Presentation by Applicant or Appellant (if applicable)
4. Accept Public Testimony
5. Applicant or Appellant Rebuttal Period (if applicable)
6. Close the Public Hearing
7. Commissioner Comments and Questions
8. Commissioner Action

Once the hearing is closed, no further public comment will be taken.

If you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues, which you, or someone else, raised orally at the public hearing or in written correspondence received by the city at or before the public hearing.

Public hearings listed for continuance will be continued as noted and posting of this agenda serves as notice of continuance. Any matter not noted for continuance will be posted separately.

BUSINESS:

1. Committee Appointment
Consideration of appointment(s) to fill the vacant positions on the Zoning Code Update Ad Hoc and Burns Valley Park Committees.
Recommendation: By motion, confirm appointments to both committees.
2. Determination of General Plan Consistency for the Conveyance of Property Located at 16564 4th Avenue, APN 042-223-590-000
Recommendation: Adopt Resolution PC 2021-01 finding that the conveyance of 0.120 acres of property is consistent with the City's General Plan and exempt from environmental review.

3. Determination of General Plan Consistency for the Conveyance of Property Located at 15837 18th Avenue, APN 010-043-010-000

Recommendation: Adopt Resolution PC 2021-02 finding that the conveyance of 16.280 acres of County owned property is consistent with the City's General Plan and exempt from environmental review.

CITY MANAGER AND COMMISSIONER REPORTS FUTURE

AGENDA ITEMS

ADJOURNMENT

AMERICANS WITH DISABILITY ACT (ADA) REQUESTS

If you need disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact Melissa Swanson, 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 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.

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.

POSTED: January 23, 2021



Melissa Swanson, City Clerk



**STAFF REPORT
CLEARLAKE PLANNING COMMISSION
For the Meeting of January 26, 2021**

Agenda Item No. 1

To: City of Clearlake Planning Commission
From: Mark Roberts, Senior Planner
Subject: Committee Appointment

I. Recommendation: Appoint members to the Zoning Code Update Ad Hoc and Burns Valley Park Committees to fill all available positions.

II. Situation/Project Description: Consideration of appointments to fill the currently vacant positions with the Zoning Code Update Ad Hoc and Burns Valley Park Committees.

These committees play a vital role in providing guidance by reviewing the City's Zoning Code Updates, Design Review Manuals and Project Developments to help ensure the regulations, ordinances and/or developments meets the City's vision. Staff foresees significant progress in the upcoming year developing a thriving park system and city-wide design standards, reemphasizing the need for community direction and fully established advisory committees.

III. Enabling Provisions of the Planning Commission: The City Council has authorized a member(s) of the Planning Commission to be internally appointed in order to fill the available positions.



STAFF REPORT
CLEARLAKE PLANNING COMMISSION
For the Meeting of January 26, 2021

Agenda Item No. 2

To: City of Clearlake Planning Commission
From: Alan Flora, City Manager
Application File: General Plan Consistency Determination GPCD 01-2021
Subject: Determination of General Plan Consistency for Property Transfer

Data Summary

Location: 16564 4th Avenue, Clearlake CA 95422
Assessor's Parcel: 042-223-590-000
Property Owner: Crown Holding Co.
Zoning: LDR, Low Density Residential
General Plan: Residential

I. Recommendation: Adopt the attached resolution finding that the conveyance of property is consistent with the City's General Plan and exempt from environmental review (refer to Attachment 2).

II. Situation/Project Description: The City must make a determination of General Plan consistency and environmental determination associated with a potential transfer of privately owned property at 16564 4th Avenue after being donated by the only surviving owner. The City intends to include the property in its new Homestead program to be gifted for residential development. The City Council authorized the Certificate of Acceptance for the property on January 21, 2021, pending the adoption of Resolution PC 2021-01.

III. Environmental Setting: The site is located on the north side of 4th Avenue towards the southeastern City limits and consists of one regularly shaped 50 by 100 foot parcel: APN 042-223-590-000, approximately .12 acres. The land is otherwise vacant with the exception of various oak trees. Surrounding land uses are all low density residential as well, made up of similarly vacant parcels.

IV. Environmental Status: 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.

V. 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 conveyance of 16564 4th Avenue.

VI. General Plan, Land Use and Zoning Compliance Consideration: The General Plan designates the site Residential. The Zoning Map designates the site LDR, Low Density Residential, dedicated to providing residential areas within Clearlake which allow low density concentrations of single-family homes and compatible uses.

VII. Alternatives: The Planning Commission has the following alternatives to consider:

1. Adopt the resolution finding that the project is in conformity with the City's adopted General Plan; or
2. Provide alternative direction to staff.

Attachments:

1. Site Map
2. Resolution PC 2021-01

Attachment 1: Site Map



Attachment 2: Resolution

RESOLUTION NO. PC 2021-01

**A Resolution of the Planning Commission of the
City of Clearlake General Plan Consistency Determination GPCD 01-2021
of the Acquisition of Property Described as APN 042-223-590-000,
16564 4th Avenue**

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 acquisition 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 26, 2021.

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 polices of the General Plan.

PASSED AND ADOPTED on this 26th day of January, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman, Planning Commission

ATTEST: _____
Deputy City Clerk, Planning Commission



**STAFF REPORT
CLEARLAKE PLANNING COMMISSION
For the Meeting of January 26, 2021**

Agenda Item No. 3

To: City of Clearlake Planning Commission
From: Alan Flora, City Manager
Application File: General Plan Consistency Determination GPCD 02-2021
Subject: Determination of General Plan Consistency for Property Transfer

Data Summary

Location: 15837 18th Avenue, Clearlake CA 95422
Assessor's Parcel: 010-043-010-000
Zoning: Mixed Use (MUX)
General Plan: Commercial

I. Recommendation: Adopt the attached resolution finding that the conveyance of property is consistent with the City's General Plan and exempt from environmental review (refer to Attachment 2).

II. Situation/Project Description: The City must make a determination of General Plan consistency and environmental determination associated with a potential transfer of a vacant parcel of land to the State of California from the County of Lake for future development.

This property transfer is intended to be a part of a land swap between Lake County and the State of California in order to facilitate the City of Clearlake Affordable Housing and Economic Development Project, which has received letters of support from Adventist Health, Woodland Community College's Clear Lake Campus, and the Veterans Housing Development Corporation. This mixed-use development would potentially include multi-level income housing, recreational/open space areas, and commercial retail/medical offices (but will ultimately go through its own entitlement process). The City has prepared this General Plan Consistency Report on behalf of the County's intended transfer of property.

III. Environmental Setting: The site is located on the south side of 18th Avenue and consists of one rectangular (1321' x 536') parcel, approximately 16.28 acres. The site is largely vacant (excluding various trees), accessible by sewer/water, and slopes to the

southwest. There are multiple formal/informal encroachments that run through the property, including Dam Road Extension. Surrounding land uses include Low Density Residential (LDR) to the north, Rural Residential (RR) to the east, and General Commercial (GC) to the south. Most surrounding properties are developed, including Adventist Health Clear Lake, Konocti Education Center, Lake County Behavioral Health, Lake County Superior Court, the Regional Shopping Center (Walmart, Tractor Supply, etc.), and residential development, as well as the proposed future Lake County Transit Facility.

IV. Environmental Status: 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.

V. 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 conveyance of 15837 18th Avenue.

VI. General Plan, Land Use and Zoning Compliance Consideration: The General Plan designates the site Commercial. The Zoning Map designates the site Mixed Use (MUX).

The Mixed-Use District is intended to allow a mixture of residential and commercial uses which can be made compatible with each other. This District provides a balanced mix of residential and employment opportunities to create focal points of activity in the form of mixed-use centers, nodes, or corridors. The Mixed-Use Districts support service commercial, employment, and housing needs of a growing community.

The General Plan encourages to “focus strategic residential growth in key areas” (Policy LU 3.1.1)

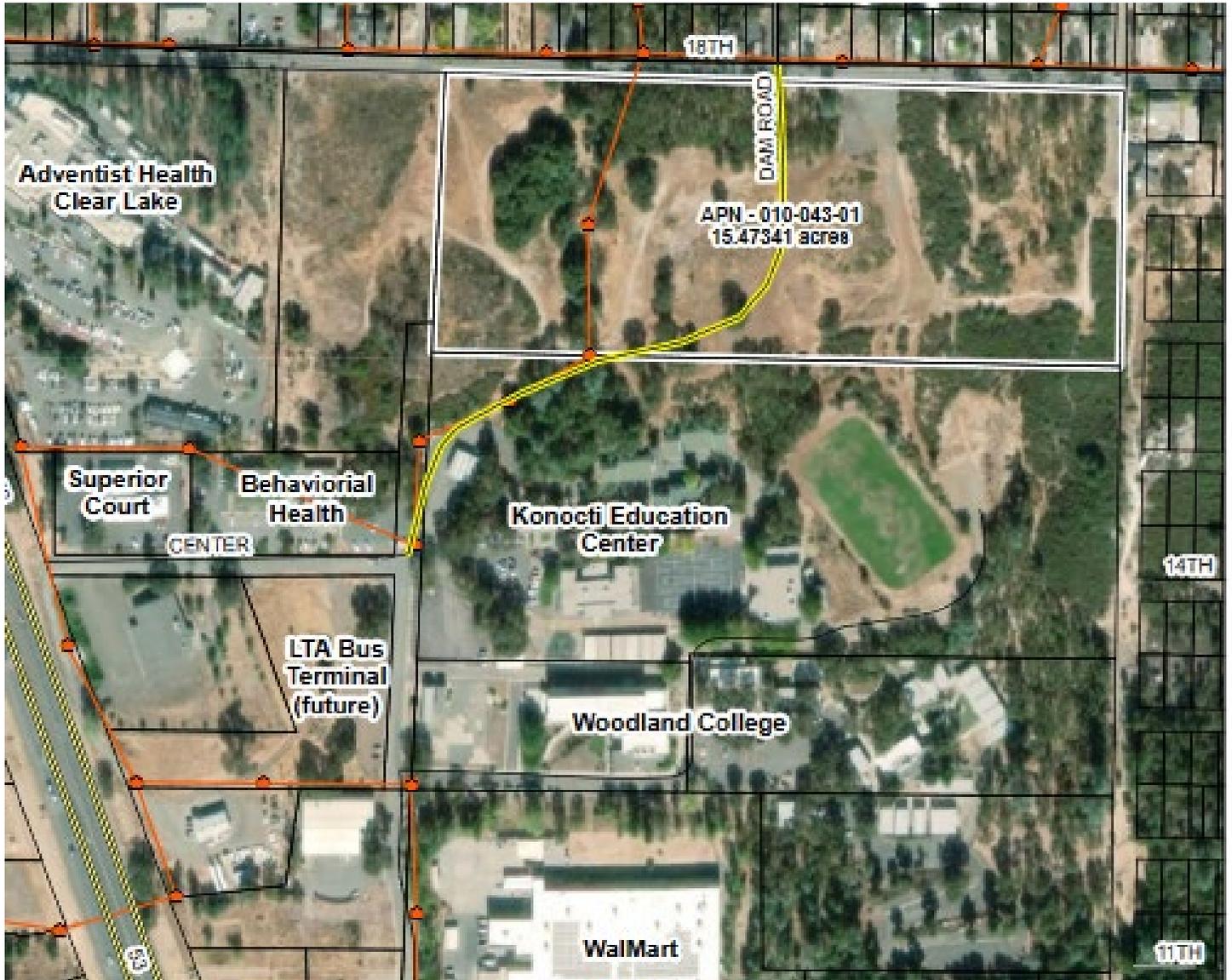
VII. Alternatives: The Planning Commission has the following alternatives to consider:

- a. Adopt the resolution finding that the project is in conformity with the City’s adopted General Plan; or
- b. Provide alternative direction to staff.

Attachments:

1. Site Map
2. Resolution PC 2021-02

Attachment 1: Site Map



Attachment 2: Resolution

RESOLUTION NO. PC 2021-02

**A Resolution of the Planning Commission of the
City of Clearlake General Plan Consistency Determination GPCD 02-2021
of the Disposition of Property Described as APN 010-043-010-000
15837 18th Avenue**

WHEREAS, State Government Code Section 65402 stipulates that prior to the disposition 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 disposition 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 010-043-010-000; 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 26, 2021.

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

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

PASSED AND ADOPTED on this 26th day of January, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman, Planning Commission

ATTEST: _____
Deputy City Clerk, Planning Commission