

CITY OF CLEARLAKE

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AGENDA

SPECIAL MEETING OF THE CLEARLAKE PLANNING COMMISSION

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

TUESDAY	NOVEMBER 3, 2020	5:00 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 5:00 p.m. on Tuesday, November 3rd.

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/91683014256>.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

MEETING PROCEDURES

During the November 3rd, 2020 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. Seating of Newly Appointed Officials
The City Clerk will administer the Oath of Office to Planning Commission Appointee Fawn Williams.
2. Determination of General Plan Consistency for the Conveyance of Property Located at 15886 18th Ave, APN 042-174-230-000
Recommendation: Adopt Resolution PC 2020-08 finding that the conveyance of 0.120 acres of City 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 14885 Burns Valley Road, APNs 010-026-400-000, 039-570-180-000, 010-026-290-000, 039-481-570-000, 039-481-440-000, 039-481-450-000
Recommendation: Adopt Resolution PC 2020-09 finding that the conveyance of 31.12 acres of City 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: November 2, 2020



Melissa Swanson, City Clerk



**STAFF REPORT
CLEARLAKE PLANNING COMMISSION
For the Meeting of November 3**

Agenda Item No. 2

To: City of Clearlake Planning Commission
From: Alan Flora, City Manager
Application File: General Plan Consistency Determination GPCD 04-2020
Subject: Determination of General Plan Consistency for Property Transfer

Data Summary

Location: 15886 18th Avenue, Clearlake CA 95422
Assessor's Parcel: 042-174-230-000
Property Owner: The City of Clearlake
Zoning: R-1 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 City-owned property. In 2018 the City acquired 0.12 acres of land with a 1,022 square foot, 2-bedroom 1-bathroom single family dwelling with an attached garage on 18th Avenue from loan default. Since then, the property has remained \$125,000.

III. Environmental Setting: The site is located on the north side of 18th Avenue and consists of one regularly shaped 50 by 100 foot parcel: APN 042-174-230-000, approximately .12 acres. The landscape slopes downward to the West and is occupied by a single-family dwelling, as well as various oak trees. Surrounding land uses consist of residential to the north, east, and west and vacant PA (professional and administrative office) zoned property to the south.

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 15886 18th Avenue.

VI. General Plan, Land Use and Zoning Compliance Consideration: The General Plan designates the site Residential. The Zoning Map designates the site R-1, Low Density Residential, dedicated to providing residential areas within Clearlake which allow low density concentrations of single-family homes and compatible uses.

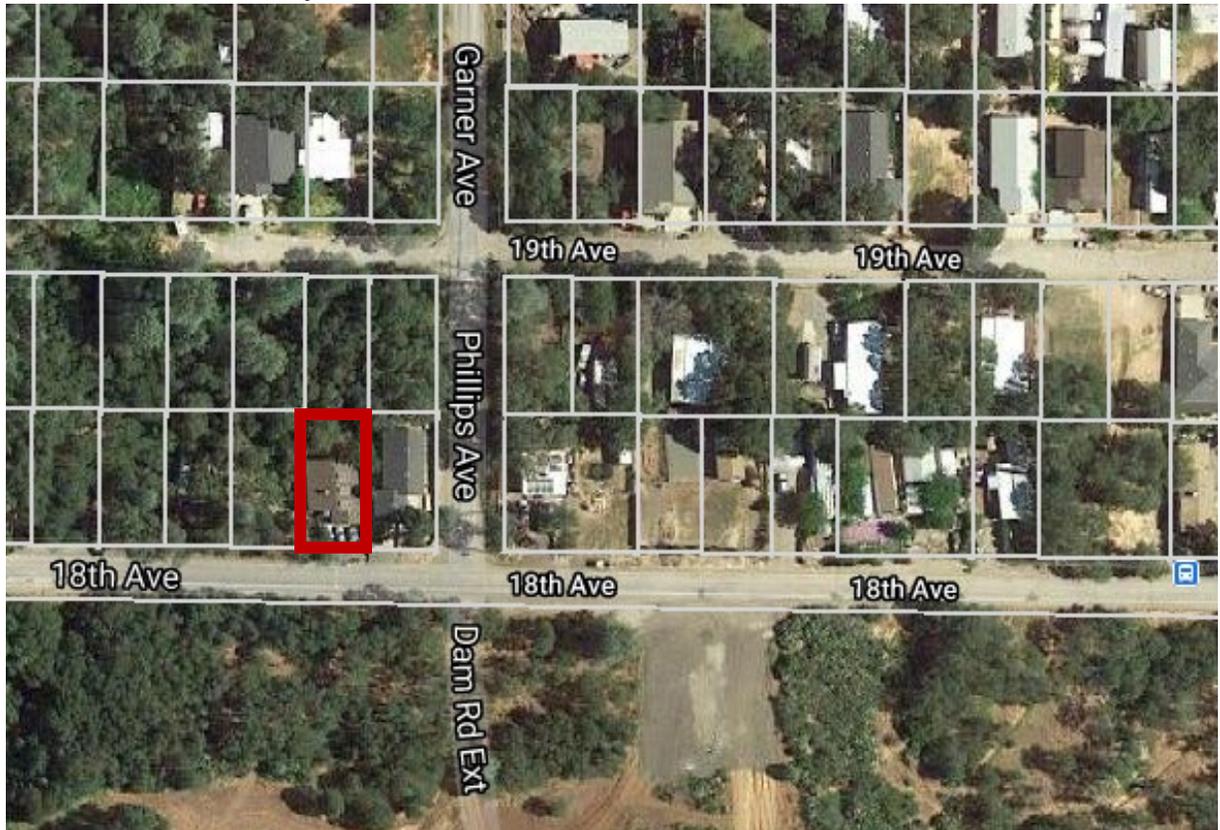
VII. Alternatives: The Planning Commission has the following alternatives to consider:

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 2020-08

Attachment 1: Site Map



Attachment 2: Resolution

RESOLUTION No. PC 2020-08

**A Resolution of the Planning Commission of the
City of Clearlake General Plan Consistency Determination GPCD 04-2020
of the Disposition of Property Described as APN 042-174-230-000,
15886 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: 042-174-230-000; 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 special meeting on November 3, 2020; and

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 3rd day of November, 2020 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 November 3**

Agenda Item No. 3

To: City of Clearlake Planning Commission
From: Alan Flora, City Manager
Application File: General Plan Consistency Determination GPCD 05-2020
Subject: Determination of General Plan Consistency for Property Transfer

Data Summary

Location: 14885 & 14795 Burns Valley Road, 14760 Olympic Drive, 3359, 3367 & 3334 Washington Street, Clearlake CA 95422
Assessor's Parcel: 010-026-400-000, 039-570-180-000, 010-026-290-000, 039-481-570-000, 039-481-440-000, 039-481-450-000
Zoning: R-3 PD, High Density Residential Planned Development; C-2 Community Commercial
General Plan: Residential; 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 City for future development. The City intends to utilize this property as the potential new site for a public works yard, as well as provide outdoor recreation and additional housing opportunities to the public. While residential development meets current zoning regulations, some changes in relevant land use regulations might be necessary to accommodate the entire envisioned project. The City would like to purchase the property for a mixed-use project including residential, commercial and recreational uses.

III. Environmental Setting: The site is located on the south side of Burns Valley Road/Bowers Ave and consists of six parcels that vary in size/shape: APNs 010-026-400-000, 039-570-180-000, 010-026-290-000, 039-481-570-000, 039-481-440-000, 039-481-

450-000, approximately 31.12 acres. The site is largely undeveloped, mostly flat, and covered in walnut trees. There were two structures previously located on the property (single family dwelling and garage; 2000SF total) that have been recently demolished. Surrounding land uses include C-2 to the south; R-3 PD to the east, RR-HS to the north, and BV-HS to the northeast and west. Most neighboring properties are developed, including PG&E's work yard to the south.

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 14885 Burns Valley Road.

VI. General Plan, Land Use and Zoning Compliance Consideration: The General Plan designates the site Commercial and Residential. The Zoning Map designates the site C-2, Community Commercial District, R-3 High Density Residential, and PD Planned Development. Envisioned development may require rezoning to accommodate an ideal site layout, to be addressed at future meetings upon approval of purchase.

Policy LU 1.1.10 Schools, parks, golf courses, and community facilities should be located close to or within residential neighborhoods for accessibility and to provide a focal point for effective and cohesive neighborhood design. Policy PF 2.2.1 The City should support the development of a recreational/educational "teen activity center."

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 2020-09

Attachment 1: Site Map



Attachment 2: Resolution

RESOLUTION No. PC 2020-09

**A Resolution of the Planning Commission of the
City of Clearlake General Plan Consistency Determination GPCD 05-2020
of the Acquisition of Property Described as APNs 010-026-400-000, 039-570-180-000,
010-026-290-000, 039-481-570-000, 039-481-440-000, 039-481-450-00016034
14885 & 14795 Burns Valley Road, 14760 Olympic Drive, 3359, 3367 & 3334
Washington Street**

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 APNs 010-026-400-000, 039-570-180-000, 010-026-290-000, 039-481-570-000, 039-481-440-000, 039-481-450-00016034; 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 special meeting on November 3, 2020; and

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 3rd day of November, 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman, Planning Commission

ATTEST: _____
Deputy City Clerk, Planning Commission