

6. LAND USE

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INTRODUCTION

The Land Use Element defines current and future land uses in Clearlake. This element ties together the goals, objectives, and policies of other elements in the General Plan, while promoting compatibility of uses and preserving valuable community assets and resources. The 2012 Land Use Inventory surveyed existing uses and found that 57 percent of the acreage within the City (3,968 acres) was vacant, allowing for a variety of development opportunities. New development is needed to improve conditions in the City. The remainder acreage in the City is made up of 29 percent residential, 9.53 percent open space, and less than 2 percent commercial, mixed-use, public facilities, and industrial uses.

Trend data and future projections indicate that population and related housing and employment growth can be accommodated; however, a need for jobs, economic opportunity, and public space is essential to the City residents’ well-being. The Land Use element prioritizes an influx of services, recreational opportunities, retail and business opportunities, while maintaining Clearlake’s small-town character. Careful selection of corridors and key growth areas guides the Land Use element, the most prominent being the Lakeshore Drive Corridor, Austin Park, Ogulin Canyon Industrial area, and the residential development in the Avenues.

GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

GOAL LU 1

Accommodation of future residential growth with a rural character.

Objective LU 1.1

Preserve and enhance existing neighborhoods

Policy LU 1.1.1

Promote infill of existing neighborhoods that is compatible with existing density characteristics.

Program LU 1.1.1.1

Update the City's Zoning Regulations to allow for flexibility so that infill development is able to retain existing building patterns, such as residential blocks with historically decreased setbacks from the street.

Policy LU 1.1.2

Encourage strategic residential growth in key areas.

Program LU 1.1.2.1

Update the City's Zoning Regulations to allow heightened residential densities in the Austin civic center, along the land side of Lakeshore Drive, along Olympic Drive, and surrounding the Avenues' activity hub on 40th Avenue.

Objective LU 1.2

Concentrate growth in focus areas.

Policy LU 1.2.1

Focus strategic residential growth in key areas.

Program LU 1.2.1.1

Update the City's Zoning Regulations to allow heightened residential densities in the Austin civic center, along the land side of Lakeshore Drive, Olympic Drive, and surrounding the Avenues' activity hub on 40th Avenue.

Policy LU 1.2.2

Development should transition between zones of higher and lower density.

Program LU 1.2.2.1

Update the City's Zoning Regulations to allow for a transitional density zone.

GOAL LU 2

Concentrated development with heightened activity centers.

Objective LU 2.1

Establish a downtown in Clearlake.

Policy LU 2.1.1

Attract visitors and residents to the city center.

Program LU 2.1.1.1

Update the City's Zoning Regulations to allow for the concentration of desired commercial uses on Lakeshore Drive.

Program LU 2.1.1.2

Prioritize the allocation of Capital Improvement funds to improve the Lakeshore Drive streetscape.

Program LU 2.1.1.3

Direct tourist-serving and hospitality uses to Lakeshore Drive.

Objective LU 2.2

Enhance the Austin Park area.

Policy LU 2.2.1

Activate the Austin Park area by allowing for the concentration of civic uses, commercial uses, and housing.

Program LU 2.2.1.1

Update the City's Zoning Regulations to allow for more dense development to create a walkable civic center.

Objective LU 2.3

Create an attractive gateway into Clearlake.

Policy LU 2.3.1

Establish the State Route 53 and Lakeshore Drive as a character-defining area.

Program LU 2.3.1.1

Update the City's Zoning Regulations to allow for a commercial hub with visitor-serving uses on Lakeshore Drive near State Route 53.

Objective LU 2.4

Establish commercial uses that serve isolated neighborhoods.

Policy LU 2.4.1

Allow appropriate neighborhood scale commercial uses that better serve residents' daily needs.

Program LU 2.4.1.1

Concentrate new growth in the Avenues around a neighborhood-serving commercial center at 40th Avenue and Phillips Avenue.

GOAL LU 3

Compatible land uses.

Objective LU 3.1

Maintain and improve visual and physical access to the Lake.

Policy LU 3.1.1

Development should maintain an appropriate scale and FAR on the lake side of Lakeshore Drive to promote connection to the Lake.

Program LU 3.1.1.1

Update the City's development standards regarding the height limits on the lake side of Lakeshore Drive.

Objective LU 3.2

Locate commercial development to complement neighboring land uses.

Policy LU 3.2.1

Promote expansion of light industrial activity.

Program LU 3.2.1.1

Update the City's Zoning Regulations to allow for a larger zone of light industrial uses along Ogulin Canyon and in the southern portion of the Airport Cluster.

Policy LU 3.2.2

Provide opportunity for regional shopping.

Program LU 3.2.2.1

Update the City's Zoning Ordinance to allow for large commercial uses in the northern portion of the Airport cluster.

GOAL LU 4

Easy access to daily needs and services

Objective LU 4.1

A vibrant mix of uses

Policy LU 4.1.1

Residential-serving commercial uses should be in close proximity to residential areas.

Program LU 4.1.1.1

Update the City's Zoning Regulations to allow for retail/service hub at the center of the Avenues Cluster.

Program LU 4.1.1.2

Update the City's Zoning Regulations to allow for more residential-serving uses along Olympic Drive.

Objective LU 4.2

Expand recreational opportunities and community spaces throughout the City.

Policy LU 4.2.1

Housing should be arranged to accommodate pocket parks and community gardens.

Program LU 4.2.1.1

Update the City's Zoning Regulations to require the provision of public open space in residential developments of more than four units at the designated areas of residential expansion along Olympic Drive, near Austin Park, and at the Avenues.

Policy LU 4.2.2

All Residents should be within a 1/4 –mile of a park.

Program LU 4.2.2.1

Prioritize the funding of land acquisition for new neighborhood parks.

Program LU 4.2.2.2

Locate funding opportunities for the creation of a linear park in the Avenues.

Policy LU 4.2.3

The downtown should expand public-use areas.

Program LU 4.2.3.1

Convert Austin Drive to a pedestrian promenade.

Objective LU 4.3

Create a lively downtown with opportunities for entertainment, shopping, and recreation.

Policy LU 4.3.1

The downtown will incorporate restaurants, shopping, theaters, and parks.

Program LU 4.3.1.1

Update the City's Zoning Regulations to allow for a mix of commercial, service, and open space uses along the Lakeshore Drive corridor.