



CITY OF ORLAND STAFF REPORT

MEETING DATE: July 23, 2026

TO: City of Orland Planning Commission

FROM: Jake Morley, City Planner

SUBJECT: **Lakewest Parkside Project – General Plan Amendment and Rezone of 5.7 acres (APN 041-262-028) of land at the southwest corner of South Street and Pabst Avenue.**

BACKGROUND:

On May 14, 2026, the Planning Commission held a public hearing for the Lakewest Parkside project consisting of 5.7 acres located at the southwest corner (APN 041-262-028) of South Street and Pabst Avenue, directly south of the Glenn County Fairgrounds located at 1310 Pabst Avenue, which consists of:

General Plan Amendment (2024-02)

Amend the General Plan designation from Low Density Residential (6 dwelling units per acre) to High Density Residential (25 dwelling units per acre).

Rezone (2024-02)

Rezone the subject property from the R-1 Single-Family zoning district to the R-3 Multiple-Family zoning district to be consistent with the proposed General Plan Amendment.

During the public hearing, the applicant requested, and the commission granted, a continuance of the project so that additional information may be presented at the June 25, 2026, Planning Commission hearing.

On June 16, 2026, the applicant's representative provided a written request to allow an additional continuance to the June 25, 2026 Planning Commission hearing.

At the June 25, 2026 Planning Commission meeting, the commission voted (4-0-1, Nordbye absent) to continue the item to the July 23, 2026 Planning Commission hearing.

On July 14, the applicant's representative requested in writing (Attachment A) for an additional continuance so that the applicant team can continue to discuss the proposal internally.

In communication with the applicant's representative, staff has expressed a desire to meet with the applicant and the representative to assist in either advancing this project, modifying the proposal, or taking another action. The representative has indicated a desire to take staff up on the offer of a meeting and will assist in scheduling with the applicant team in advance of the August 20, 2026 Planning Commission hearing.

RECOMMENDATION:

Staff recommends that the Planning Commission open the public hearing, accept public testimony, and then formally continue the hearing to August 20, 2026, Planning Commission hearing date to be held at the City of Orland Council Chambers at 912 3rd Street.

ATTACHMENTS

- A. Applicant Continuance Request dated July 14, 2026