



PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, October 19, 2023

Call to Order – The meeting was called to order by Chairperson Stephen Nordbye at 5:30 PM.

Pledge of Allegiance – Led by Vice Chairperson Elliott

Roll Call:

Commissioner's present –	Chairperson Stephen Nordbye, Commissioners Sharon Lazorko, Vern Montague and Vice Chairperson Wade Elliott
Commissioner's absent -	Commissioner Michelle Romano
Councilmember(s) present -	Councilmember John McDermott
Staff present -	City Planner Scott Friend and City Clerk Jennifer Schmitke

ORAL AND WRITTEN COMMUNICATIONS

Citizen Comments – None

CONSENT CALENDAR

Commissioner Lazorko asked to add to her Commissioner report from September 19th meeting that the decorations she had mentioned are up all year round. City Staff stated that they would update the minutes to reflect that change as noted.

ACTION: Commissioner Montague moved, seconded by Commissioner Lazorko to approve consent calendar with the noted change to the minutes. Motion carried by a voice vote, 4-0.

PUBLIC HEARING

Public Hearing: Mitigated Negative Declaration Addendum (MND) – Quiet Creek Subdivision project. Applicant: Quiet Creek, Inc. (TSM #2022-02) (Pg.5)

Chairperson Nordbye shared that this item was being continued until the next Planning Commission meeting to be held on November 16, 2023

ITEMS FOR DISCUSSION OR ACTION

A. Lot Line Adjustment #2023-01 (Butte College Glenn Center)

City Planner Scott Friend presented a request to adjust the lot lines of three (3) existing parcels located south of South Street, west of Cortina Drive and east of Interstate 5, resulting in a “no-

net-change” of acreage to the parcel giving and receiving land (Butte College Glenn Center campus lot). Mr. Friend provided a parcel map to show that the applicant and property owner of the parcel containing the Butte College Glenn Center, Vista La Mesa, LLC, is giving approximately 6,758 square feet of land to its neighboring parcel to the north (Tesoro Sierra Properties, LLC), while adding approximately 19 feet (6,758 square feet) from the adjacent parcel to the south which is also owned by Vista La Mesa, LLC. Mr. Friend stated that a condition from the City for this project is that once lot 3 (Vista La Mesa parcel located to the south of the BCGC parcel) is developed, the developer/owner must pave the remaining 19 feet of road.

Mr. Friend stated that the Orland Municipal Code (OMC) requires the Planning Commission approve lot line adjustments and staff recommends approval of this lot line adjustment request. He noted that Kim Jones with Butte College along with the project applicant James Seegert were in attendance if the Commission had any questions for them.

Staff recommended that the Planning Commission determine that the proposed action is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section §15315, Minor Land Divisions, a class 15 CEQA exemption.

James Seegert, Modern Building/Vista La Mesa, LLC, applicant thanked the City for outlining the project in the staff report for the Commission and offered no additional comments on the project.

Commissioner Lazorko asked for clarification regarding access to lot 3. Mr. Friend identified on the parcel map in the Commission agenda package where the access was.

Action: Vice Chairperson Elliott moved, seconded by Commissioner Lazorko that the Planning Commission determine that the project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Section §15315, Minor Divisions and that the Planning Commission approve Resolution 2023-07 approving Lot Line Adjustment #2023-01 as presented herein. Motion carried by a voice vote, 4-0.

STAFF REPORTS

- Mr. Friend spoke about the limitations as to what the City can do about seasonal décor in resident's yards. Vice Chairperson Elliott asked if the City has an Ordinance on limiting seasonal décor to seasonal times of the year. Mr. Friend explained that there is no Ordinance for or against and that he has never seen one in any other City.
- Mr. Friend explained that the November meeting will have two tentative maps for the proposed Penbrook and Quiet Creek projects.
- Mr. Friend spoke about the new software system that the City is using to make all agendas and reports uniform in appearance and easier for City staff to manage.

COMMISSIONERS REPORTS

- Vice Chairperson had nothing to report.
- Commissioner Montague had nothing to report.
- Commissioner Lazorko spoke about the positive and negative feedback she has been seeing about the East Street traffic calming measures.

- Chairperson Nordbye Chairperson Nordbye thanked the Public Works Department for how good East Street looks.

FUTURE AGENDA ITEMS – None

ADJOURNMENT – 5:44 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson