PLANNING COMMISSION RESOLUTION 2026-___

RESOLUTION OF THE CITY OF ORLAND PLANNING COMMISSION APPROVING USE PERMIT (2026-02) AUTHORIZING THE USE AND INSTALLATION OF A 1,440-SQUARE-FOOT MODULAR STRUCTURE AT 1202 RAILROAD AVENUE (APN 040-291-017)

WHEREAS, a project has been submitted for a site totaling 2.17 acres (APN 040-291-017) located at 1202 Railroad Avenue within the City of Orland, for the installation of a new 1,440-square-foot structure and associated improvements ("Project"); and

WHEREAS, the site is designated Light Industrial/Commercial on the General Plan diagram and is located within the M-L Limited Industrial zoning district, which, pursuant to Orland Municipal Code (OMC) 17.48 – M-L Limited Industrial Zone, requires Use Permit approval for a church; and

WHEREAS, the Project has been determined to be Categorically Exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15311 of the State CEQA guidelines, further described as an Accessory Structure, because the project involves the addition of an approximate 1,440-square-foot structure that is an accessory to the main institutional facility

WHEREAS, the Planning Commission held a duly noticed public hearing on November 19, 2026, to accept public comments and to review and consider the application and findings; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Orland as follows:

1. With regard to the Use Permit, the Planning Commission finds that:

    a. The proposal will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use.

    Overall the proposed use is established and the installation of the modular structure would not contribute to the overall intensity of the main use of the site as a church, as the structure will house supporting activities that are generally to occur during off-peak times, such as weekday evenings. Existing site improvements, such as a paved parking lot and lighting, provide a safe, accessible site for the public and protect the public's health, safety, and welfare.

    b. The proposed use will not be detrimental or injurious to property and improvements in the neighborhood of the proposed use.

    The modular building will be located within the existing church property, behind the principal church building and near the existing modular building. Its use will remain related to church activities and will not introduce new, unrelated land use. Conditions addressing building appearance, site improvements, lighting, and landscaping will help maintain compatibility with the neighborhood and surrounding properties.

    c. The proposed use will not be detrimental or injurious to the general welfare of the city.

    The project represents a modest addition to an established church on a developed property already served by streets and municipal utilities. Based on the submitted project description, no off-site extension of public services is anticipated. Subsequent

review through the building permits process will ensure compliance with the California Building Code, Fire Code, CALGreen, accessibility standards, and all applicable City engineering requirements, ensuring the project is constructed in a manner consistent with the city's development standards.

d. The proposed use will be consistent with the policies, standards and any use designations of the general plan, any applicable specific plan and zoning district upon the issuance of the Permit.

The property is designated Industrial-Light/Commercial in the General Plan and is zoned M-L Limited Industrial, where churches require Use Permit approval. The proposed building supports existing church use and does not change the property's General Plan designation or zoning. The project consists of General Plan Goal 2.1 and Policy 2.1.A, which address community character and consideration of surrounding development, and Policy 5.1.A, which encourages development within the city limits. Compliance with applicable site, utility, and drainage requirements will also support Policy 5.6.A concerning water quality. As stated, the project is consistent with the applicable General Plan policies and M-L zoning requirements.

2. Based on all of the above, the Planning Commission hereby approves the project, subject to the conditions of approval set forth in Exhibit I and the plat as set forth in Exhibit II, attached hereto.

The foregoing Resolution was adopted by the Planning Commission on the 19th day of November 2026 by the following vote:

AYES:

NOES:

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Stephen Nordbye
Planning Chairperson

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Jennifer T. Schmitke
City Clerk / Clerk of the Planning Commission