PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, September 24, 2026

CALL TO ORDER – The meeting was called to order by Chairperson Nordbye at 5:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioners present:	Commissioners Sharon Lazorko, Tyler Rutledge, Daniel Louder, Vice Chairperson Vern Montague and Chairperson Stephen Nordbye
Commissioner absent:	None
Councilmember(s) present:	Councilmember Enriquez
Staff present:	City Planner Jake Morley and City Clerk Jennifer Schmitke

ORAL AND WRITTEN COMMUNICATIONS: None

CONSENT CALENDAR

A. Approval of Planning Commission Minutes from August 27, 2026

ACTION: Councilmember Louder moved, seconded by Vice Chairperson Montague to approve the consent calendar as presented. Motion carried by a voice vote, 5-0.

ADMINISTRATIVE BUSINESS

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 Papst Avenue.

City Planner Jake Morley presented the staff report regarding the Lakewest Parkside project, located on a 5.7-acre parcel at the southwest corner of South Street and Pabst Avenue (APN 041-262-028), directly south of the Glenn County Fairgrounds at 1310 Pabst Avenue. The project includes a General Plan Amendment (2024-02) to change the land use designation from Low Density Residential (6 dwelling units per acre) to High Density Residential (25 dwelling units per acre), and a Rezone (2024-02) from R-1 Single-Family to R-3 Multiple-Family zoning.

Mr. Morley reviewed the project's previous environmental analysis, including the 2008 Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Penbrook Tentative Subdivision Map and a June 2025 Addendum addressing the proposed General Plan Amendment and Rezone. Staff determined that the existing environmental documentation did not adequately evaluate the reasonably

foreseeable impacts associated with the proposed increase in residential density under current conditions and CEQA requirements.

Mr. Morley noted that the proposed land use and zoning changes could result in increased building heights, residential units, traffic, paved areas, and demand for public services and utilities. Additional environmental review may be needed to evaluate transportation, air quality, greenhouse gas emissions, noise, drainage, utilities, biological and cultural resources, and tribal cultural resources. Staff also identified the need to document compliance with applicable tribal consultation requirements.

Mr. Morley advised that staff was withdrawing its prior recommendation that the project was exempt from the California Environmental Quality Act (CEQA). Staff recommended continuing the project without a date certain pending preparation of an Initial Study and the appropriate environmental document.

The public hearing was opened at 5:38 p.m.

Steve Butler of Precision Surveying, representing the applicant, spoke about the developer's commitment to Orland and spoke about the different projects the developer has completed around Orland.

Orland resident Betty Skala shared she lives near the proposed project and shared how she reached out to all the neighbors to make sure they knew about the proposed project. Ms. Skala shared how she and her neighbors would not want apartments in the area but were not opposed to more houses. Shared her concerns about the impact it will have on the already existing neighborhood and property values.

Orland resident Tina Norras spoke about her concerns on the proposed project, sharing she understands the community needs to grow but shared her concerns about the impact on the zone change for the already existing neighborhoods.

Orland resident Ron Lane shared he was torn on the project, stating it encourages development but is against the apartments.

County resident Leon Ponci shared his opinion that R1 to R3 is a bad idea and shared he would like to see what is best for Orland.

County resident Marilyn Ponci shared she would like to see developers' plans before any decision or vote is made by the commission.

County resident George Toney understands developers' frustrations but also shared he understands there is a process when it comes to projects like this. Mr. Toney shared that R3 is wrong for the proposed area and that it should be kept R1.

Orland resident Dean Mattice shared concerns about City accommodations that are already overwhelmed.

Orland resident Juan Vaquera shared that he lives near the proposed area and shared concerns about the area having more traffic in an already congested area.

Orland resident Jerry Canadeas shared concerns about the traffic in the area.

The public hearing was closed at 6:18 p.m.

Commissioners thanked community members for attending the meeting and sharing their input and concerns. Commissioner Rutledge thanked Mr. Butler, and Chairperson Nordbye emphasized the importance of ensuring the Planning Commission has all relevant information and facts before moving forward with a decision.

ACTION: Chairperson Nordbye moved, seconded by Commissioner Lazorko to accept the staff's recommendation and continue the discussion to a date uncertain. Motion carried by a roll call vote, 5-0.
Ayes: Commissioners Lazorko, Rutledge, Louder, Vice Chairperson Montague and Chairperson Nordbye
Noes: None

COMMISSIONERS REPORTS

- Commissioner Lazorko shared she has heard from constituents that condos would be a good addition to Orland.
- Commissioner Louder had nothing to report.
- Commissioner Rutledge had nothing to report.
- Vice Chairperson Montague agreed with Commissioner Lazorko but stated that is up to developers.
- Chairperson Nordbye had nothing to report.

ADJOURNMENT – 6:29 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Vice Chairperson