CITY OF ORLAND STAFF REPORT

MEETING DATE: November 19, 2026

TO:	City of Orland Planning Commission
FROM:	Jake Morley, City Planner
SUBJECT:	**Harvest Baptist Church – Use Permit (UP 2026-02).** A request to install a 1,440-square-foot modular structure at 1202 Railroad Avenue (APN 040-291-017).

Recommendation: Staff recommends that the Planning Commission adopt Planning Commission Resolution 2026-__ (**Attachment A**) and approve Use Permit (UP 2026-02) for a 1,440-square-foot modular building at 1202 Railroad Avenue (Harvest Baptist Church), subject to the conditions of approval (**See Attachment A – Exhibit I**), and determine the project exempt from review under the California Environmental Quality Act pursuant to Section 15311 (Accessory Structure).

SUMMARY:

The applicant requests approval of a Use Permit to install a 1,440-square-foot (36-by-40-foot) modular structure that would be utilized for a variety of church-related activities, predominantly on Sundays and intermittently through the week for youth and family activities, classes, training, etc. (See **Applicant's Project Description, Attachment B, Modular Structure Elevations, Attachment C**).

BACKGROUND:

The 2.17-acre site is located at 1202 Railroad Avenue, is designated Industrial-Light/Commercial on the General Plan diagram and is in the M-L Limited Industrial zoning district. Existing improvements include an approximately 3,800-square-foot church, a 1,235-square-foot modular building, a play structure, and a parking lot. Previous use permit approvals also authorized a temporary 2,400-square-foot tent used as an interim sanctuary for up to six months annually.

Pursuant to Orland Municipal Code (OMC) Chapter 17.48 - *M-L Limited Industrial*, churches require approval of a Use Permit. When such land use significantly modifies or intensifies the existing land use, such as the addition of a new structure, a Use Permit is still the appropriate entitlement to secure.

The property is surrounded by the following land uses:

Direction	Zoning Designation	Land Use
North	M-L Limited Industrial	Single Family & Ponci's Welding & Machine
South	M-L Limited Industrial	Single Family & Orland Tint Shop/Glenn County Office of Education (EMT School)
East	R-1 Residential One Family P-F Public Facilities	Single Family & C.K. Price Grammer School
West	M-L Limited Industrial	Railroad Right of Way & Vacant Land

Figure 1 – Project Site - Aerial Photo



The project site is served by existing streets and municipal infrastructure, including water, sanitary sewer, storm drainage, electrical, and telecommunications services. Based on the project description, no off-site utility extensions are anticipated; we will review any necessary connections and improvements during building permit processing.

The placement of the modular structure will be located near the south property line, behind both the church structure and the modular building. Installation would require removing two Fruitless Mulberry trees. A compliant accessible path of travel would connect the new building to the other church facilities. To ensure a cohesive facility, staff recommends a condition of approval that the new modular structure be painted to match the two existing structures, which are white with black trim.

Photo 1 – Approximate Location of New Structure



ANALYSIS

Land Use and Compatibility

The proposed building would support the existing church rather than introduce a new use. Although the M-L district primarily accommodates limited industrial and commercial activities, churches may operate with a Use Permit.

Site Design and Building Placement

The 36-by-40-foot modular building is proposed just west of the existing modular and south of the play structure. This location is just east of the temporary tent location that occupies the site for six months of the year. To ensure an accurate location and that the project will be constructed in accordance with applicable accessibility laws, staff recommends a condition of approval that the applicant provide a site plan, drafted by a draftsman's, architect, surveyor, or other professional, in scale with other appropriate markings (north arrow, title block, date, etc.) illustrating the placement of the structure, removal of the trees, connections to existing services, and path of travel. The plan should also note any construction-related details necessary to complete the project, such as foundation design, pipe connections, and sidewalk widths.

Parking Lot and Landscaping:

Pursuant to Orland Municipal Code (OMC) 17.76 – *General Use and Design Requirements*, parking for churches is 1 stall for every six seats or 200 square feet of gross floor area. In this case, with the church's main structure at approximately 3,800 square feet, 19 off-street parking stalls would be required. Currently, the site has approximately 54 paved off-street stalls.

OMC 17.48 – M-L Limited Industrial zones, subsection 17.48.050 – *Design Requirements* notes that structures within the M-L Limited Industrial zones are required to have landscaping in compliance with

OMC 17.76.110. Recently, the parking lot was paved without city review; therefore, it does not meet landscaping standards, and drainage improvements and requirements are unknown. The City Engineer has requested documentation to illustrate that the proposed paved surfaces meet current local and state law regarding storm drains, Low Impact Development (LID), etc.

OMC section 17.76.100 notes that if parking is required for any addition or new use then landscaping is required. In this event, because the site has paved stalls that exceed the required number, additional parking lot landscaping cannot be required. However, as discussed above, the parking lot was installed without the benefit of city staff review. If staff had reviewed the paving plan, staff would have required landscaping within the parking lot to comply with OMC. Because of the cost associated with removal, installation, and installation of any landscaping within the parking lot area, staff recommends a condition of approval to install shade trees around and near the parking lot, in appropriate locations to ensure the trees can be irrigated, mulched, and provide shade to the parking lot and create an attractive environment. Such tree placement shall also be illustrated on a revised site plan.

Lighting

New lighting will be placed on the structure and must comply with OMC 17.48 - Design Requirements, which require lighting to be directed downward.

Trash Enclosure

Currently, the site has a dumpster at the southeast corner that does not meet OMC standards for screening and accessibility.

Pursuant to OMC section 17.48.120 – Trash Enclosures requires adequate storage of trash and recyclable materials in enclosed areas and that such enclosures shall be screened on all four sides with a material that is like the main structure with steel gates, etc. Therefore, staff recommends a condition of approval that a trash enclosure be installed in compliance with OMC 17.48.120 with appropriate accessibility connectivity, prior to certificate of occupancy of the new structure.

GENERAL PLAN

The project is consistent with the following General Plan Goals, Policies and Programs:

Goal 2.1: Maintain and promote the qualities that make Orland a desirable community.

Policy 2.1.A: The City shall ensure that development projects and other improvements conform to an overall plan for the community and that consideration is given to the configuration of adjacent areas to be developed in the future.

Goal 2.3: Create and maintain neighborhoods that ensure a high quality of life in Orland.

Policy 5.1.A: Encourage the development and redevelopment of property within the city limits and Sphere of Influence prior to considering development outside of these areas.

Policy 5.1.B: Direct urban development to areas where agricultural operations are already constrained by existing non-agricultural uses.

Policy 5.6.A: Ensure that new development complies with state and federal regulations and standards in order to maintain and improve water quality

ENVIRONMENTAL REVIEW

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15311 (Accessory Structure). Consistent with this exemption, the project involves the addition of an approximate 1,440-square-foot structure that is an accessory to the

main institutional facility, which is a church. Staff also finds no unusual circumstances that would preclude applying the exemption, nor substantial evidence that the project may result in a significant environmental effect. The proposal is consistent with the General Plan policies and regulations for the M-L Limited Industry zoning district.

PUBLIC CONTACT

A 10-day public hearing notice was published in the Valley Mirror on October 23, 2026, and a notice was also placed at the planning counter. A mailed notice was also sent to all properties that are within 300 feet of the project site. At the time this report was prepared, Staff had received no written comments regarding the proposed project.

ATTACHMENTS

A. Resolution
    a. Exhibit I – Conditions of Approval
    b. Exhibit II – Plat to Accompany Use Permit 2026-02
B. Applicant's Project Description
C. Elevations

CC:
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