



CITY OF ORLAND STAFF REPORT

MEETING DATE: May 14, 2026

TO: City of Orland Planning Commission

FROM: Lisa Lozier, AICP – City Planner

SUBJECT:

- 1) **General Plan Amendment #2024-02**
 - Amend the General Plan designation from (R-L) low density residential (6 dwelling Units per acre) to High Density Residential (25 dwelling units per acre)
- 2) **Zoning Code Amendment #2024-02**
 - Amend the current R-1 Single Family zone district to R-3 Multiple Family-Professional zone district. The R-3 Multiple Family-Professional zone district is consistent with the General Plan designation, High Density Residential.
- 3) **Environmental Determination**
 - The project has been determined to be exempt from further CEQA review pursuant to Section 15061(b)(3) of the CEQA Guidelines.

The project site is located on the southwest corner of South Street and Pabst Avenue, south of the Glenn County Fairgrounds at 1310 Papst Avenue. APN 041-262-028

SUMMARY:

An application has been filed on behalf of the Lakeport Parkside LLC to amend the General Plan land use designation map of Assessor's Parcel Number (APN) 041-262-028 from Low Density Residential (LDR- existing) to High Density Residential (HDR - proposed) and amend the current zone district map from Single Family Residential (R-1 - existing) to Multiple Family-Professional (R-3 - proposed).

The action by the Planning Commission would be a recommendation to City Council on a proposal for a General Plan Amendment and Rezone to amend the current General Plan designation from Low Density Residential (6 dwelling Units per acre) to High Density Residential (25 dwelling units per acre).

The proposed project, a General Plan Amendment and Rezone have been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), also known as the "general rule" exemption, CEQA exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

BACKGROUND:

Site Description and Project History:

The 5.7-acre site was most recently proposed for a 34-lot, single-family residential development with a proposed zone amendment for Planned Development (PD) to allow for flexible parcel sizes that would allow for some parcels to be smaller than the minimum 6,000 square-foot size required by the Title 17 of the municipal code. This project was withdrawn by the applicant in April of 2024. Separate applications for a rezone (Z2024-02) and general plan amendment (GPA 2024-02) were received by the planning department later in 2024. The rezone and general plan amendments were agenized for planning commission review in February of 2025 and continued to April of 2025 planning commission meeting, and then continued to a date uncertain.

Surrounding Land Uses:

The project site is surrounded by a variety of land uses that include undeveloped land to the south, light industrial land, to the east; the Glenn County Fairgrounds immediately to the north across E. South Street; a residential subdivision to the west (separated by a partially undeveloped 3.7-acre parcel to the east), with the Fairview Elementary School beyond.

Fairgrounds:

The proposed project is located directly south of the Glenn County Fairgrounds. The Fairgrounds hold a variety of events during the year, some of which draw large crowds and create a significant amount of short-term traffic on local streets. Additionally, impacts such as sound, lighting, dust, security concerns, late night activities, refuse accumulation, and potential offensive odors may impact the residents of the subdivision. While the Fairgrounds have adopted several policies that attempt to curtail noise, dust, traffic, and odor problems.

The land to the south of the site is undeveloped land currently used as a seasonal pasture. To the east, across Papst Avenue (Road M) is a 16-acre parcel, zoned Light Industrial, on which was formerly-located the Baldwin-Minkler agricultural processing plant. It is Staff's understanding that this site is not currently being used as an agricultural packing/processing facility and is currently for sale. The Glenn County Fairgrounds is located immediately north of the site, across South Street.

Land Use Designations:

The project site is within the city limits, and as such is regulated by the City's General Plan. Under the Orland General Plan, the project site is designated R-L, Low Density Residential. The same designation applies to land adjacent to the south and west of the project site. Land north of the project site, the Glenn County Fairgrounds, is designated Public Facility (P-F). Land immediately east of the site is designated Light Industrial/Commercial.

Rezoning – R-1 to R-3:

The current R-1 (Residential One-Family Zone) zoning district for the proposed site has a minimum lot area requirement of 6,000 square feet for interior lots and 7,000 square feet for corner lots (Orland Municipal Code [OMC] Section 17.20.050). Additionally, the R-1 zoning district requires a minimum lot width of 60 feet for an interior lot and 70 feet for a corner lot.

GPA 2024-02 is proposed to amend the current General Plan designation from Low Density Residential (6 dwelling Units per acre) to High Density Residential (25 dwelling units per acre) Z 2024-01 is proposed to amend the current R-1 Single Family zone district to R-3 Multiple Family-Professional zone district. The R-3 Multiple Family-Professional zone district is consistent with the General Plan designation, High Density Residential.

Requirements	R-1	R-3
Minimum Lot Area	6,000 sq. ft.	6,000 sq. ft. Not less than 2,000 sq.ft. for 4 or less units Not less than 3,300 sq.ft. for 4 or more units
Minimum Corner Lot Area	7,000 sq. ft.	7,000 sq. ft.
Minimum Lot Width	60 feet	60 feet
Minimum Corner lot Width	70 feet	70 feet
Maximum Lot Coverage	40%	70%

ANALYSIS:

There is no specific development project associated with the proposed General Plan and Zone District amendments. Evaluation of the proposed projects rezone and general plan amendment would include the ability to provide necessary services to support basic health and safety concerns. Approval would be based on the availability of City services/utilities to serve a maximum buildout of approximately 140 residential units and taking into consideration that any future project would be required to meet all applicable development requirements regardless of the maximum density allowed with the proposed R-3 zone district.

Comments for the proposed project were received from Fire Department, Police Department, and City Engineer and included the following:

Comments Received	
Fire Department	Potential for traffic impacts / any other comments would be development specific.
Police Department	Concerns for traffic impacts based on ingress and egress from the project site as well as parking and lane widths for Papst and South St. due to the existing high volume of traffic. Any other comments would be project specific.
City Engineer	There would be enough sewer capacity, but the sewer infrastructure may require improvements. The City Water system has capacity. The project site would be required to show on-site storm water detention for future development as the project parcel is currently not included in the storm drain master plan. Current traffic studies on file with the City only support the current R-1 zoning and it would be advisable to analyze the specific impacts of the traffic generated by a maximum buildout for the proposed R-3 buildout. Any other comments would be provided based on a specific project

Summary: Approval of the R-3 zone district and high-density General Plan designation would provide opportunities for development of alternative housing types on the projects site such as Single-family dwellings, two-family dwellings, and multiple dwellings including triplexes and fourplex unit. The maximum number of units that could be constructed by right would be limited to Low Density Residential (6 dwelling Units per acre) to a total of 35 dwelling units without additional assessment of traffic impacts and potential improvements for increased multifamily residential units.

RECOMMENDATION:

1. Move to approve Planning Commission Resolution PC 2026-__, recommending to the City Council approval for the General Plan Amendment (GPA 2024-02 and Rezoning (Z2024-02) of APN 041-262-028
2. Move to adopt California Environmental Quality Act (CEQA): California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), also known as the “general rule” exemption, CEQA exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

ATTACHMENTS:

- A. Planning Commission Resolution 2026-XX
- B. Draft Ordinance