



CITY OF ORLAND STAFF REPORT

MEETING DATE: August 27, 2026

TO: City of Orland Planning Commission

FROM: Jake Morley, City Planner

SUBJECT: **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 Pabst Avenue.**

BACKGROUND:

On May 14, 2026, the Planning Commission held a public hearing for the Lakewest Parkside project consisting of 5.7 acres located at the southwest corner (APN 041-262-028) of South Street and Pabst Avenue, directly south of the Glenn County Fairgrounds located at 1310 Pabst Avenue, which consists of:

General Plan Amendment (2024-02)

Amend the General Plan designation from Low Density Residential (6 dwelling units per acre) to High Density Residential (25 dwelling units per acre).

Rezone (2024-02)

Rezone the subject property from the R-1 Single-Family zoning district to the R-3 Multiple-Family zoning district to be consistent with the proposed General Plan Amendment.

During the public hearing, the applicant requested, and the commission granted, a continuance of the project to allow additional information to be presented at the June 25, 2026, Planning Commission hearing.

On June 16, 2026, the applicant's representative provided a written request to allow an additional continuance to the June 25, 2026 Planning Commission hearing.

At the June 25, 2026 Planning Commission meeting, the commission voted (4-0-1, Nordbye absent) to continue the item to the July 23, 2026 Planning Commission hearing.

On July 14, the applicant's representative requested in writing (Attachment A) for an additional continuance so that the applicant team can continue to discuss the proposal internally.

At the July 23, 2026 Planning Commission meeting, the commission voted (5-0) to continue the item to the August 27, 2026 Planning Commission hearing.

On July 30, 2026, city staff and the Planning Commission chair met with the applicant and their representative to discuss the project, their previous history in Orland, and building projects they have been a part of throughout the north state.

After reviewing the May 14th Planning Commission meeting and minutes, staff relayed to the applicant team that the general concern for the proposed request is that the rezone is not accompanied by a site plan or building elevations.

During that same meeting, it was noted that *Orland Municipal Code (OMC) Section 17.28, R-3 Residential Multiple Family District*, currently requires Use Permit approval for residential projects containing more than four dwelling units, thereby providing the City additional discretionary review over a future development proposal.

However, the City's adopted 2021–2029 Housing Element identifies this discretionary requirement as a potential constraint to multifamily housing production. Program HQY-1.2.1 directs the City to amend the R-3 District to remove the Use Permit requirement and replace it with Site Plan Review or a similar process intended to provide greater approval certainty for multifamily development. Accordingly, while the current Municipal Code requires a Use Permit, future development of the Lakewest Parkside property may be subject to a more streamlined review process following implementation of this Housing Element program.

Currently, *OMC Section 17.28.060 Design Requirements* has design requirements that require:

- Minimum building width of 20 feet
- Minimum roof slope of 3:12
- Minimum roof eave overhang of 12 inches
- Carport or garage for each unit, with dimension requirements.
- Electric vehicle charging stations

It should be noted that the OMC contains limited objective design standards for multifamily projects, except for those subject to streamlined ministerial review under Government Code Section 65913.4 (SB 35/SB 423 – Housing Accountability and Affordability Act). A future multifamily project could qualify for streamlined review depending on the City's applicable Housing and Community Development (HCD) determination and the characteristics of the development proposed at that time. Qualifying projects are subject to statutory requirements related to infill development, site eligibility, affordability, labor standards, and compliance with applicable objective development and design standards. Because a specific development project has not been submitted, eligibility for streamlined review cannot be determined as part of the current General Plan Amendment and Rezone.

The current request is limited to determining whether R-3 High Density Residential zoning is appropriate for the property. Approval of the General Plan Amendment and Rezone would establish the allowable land use and density but would not approve a specific residential development. Any future development would remain subject to the applicable development, design, building, fire, engineering, and other requirements in effect at the time an application is submitted.

GENERAL PLAN

Although a site plan and building elevations have not been submitted, the proposed General Plan Amendment and Rezone are consistent with the City's 2021–2029 Housing Element, which encourages additional housing production and directs the City to maintain sufficient residential land to accommodate its RHNA (Goal HQY-1 and Policy HQY-1.1). Redesignating the property from Low Density Residential to High Density Residential and rezoning the site from R-1 to R-3 would increase the site's residential capacity and provide additional opportunities for multifamily housing within an existing urban area.

Additional Goals, Actions, and Programs that are applicable to the project include:

Goal 2.2 – Maintain a compact urban form and preserve agricultural land outside of the City.

Policy 2.2.B: The City shall direct development toward existing neighborhoods by encouraging infill and redevelopment activity to enhance the efficiency of service provision.

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

Policy 2.3.A: The City shall develop tools and controls that enable the City to guide residential growth, improvements, and development

RECOMMENDATION:

Staff recommends that the Planning Commission open the public hearing, receive public testimony, consider the information presented in this report, and adopt a resolution recommending that the City Council approve General Plan Amendment 2024-02 and Rezone 2024-02.

ATTACHMENTS

- A. Planning Commission May 14th Staff Report
 - 1. Planning Commission Resolution 2026-XX