

PLANNING COMMISSION RESOLUTION NO. 2026-____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORLAND
RECOMMENDING CITY COUNCIL APPROVAL OF THE LAKEPORT PROJECT LLC
PROJECT WHICH CONSISTS OF 1) A GENERAL PLAN AMENDMENT (GPA 2024-
02) AND 2) REZONE (2024-02) (“PROJECT”)
(APN: 041-262-028)**

WHEREAS, an application has been filed on behalf of Lakeport Parkside LLC to amend the General Plan Land Use Map for Assessor's Parcel Number (APN) 041-262-028 from Low Density Residential (LDR) to High Density Residential (HDR), and to rezone the property from Single Family Residential (R-1) to Multiple Family-Professional (R-3) (“Project”); and

WHEREAS, the Planning Commission considered the Project, staff report, and public comments at a duly noticed public hearing on May 14, 2026, and, at the applicant's request, continued consideration of the Project; and

WHEREAS, the Planning Commission further considered the Project, staff report, and public comments at a second duly noticed public hearing held on August 27, 2026; and

WHEREAS, after consideration of the record, the Planning Commission determined that the proposed General Plan Amendment and Rezone are consistent with the goals and policies of the Orland General Plan and satisfy the applicable requirements of Orland Zoning Code Section 17.88.040; and

WHEREAS, the Planning Commission finds that the proposed Ordinance is not a “project” according to the definition set forth in the California Environmental Quality Act (“CEQA”), and, pursuant to CEQA Guidelines sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15061(b)(3) (there is no possibility the activity in question may have a significant effect on the environment).

1. In regard to the General Plan Amendment, the City of Orland Planning Commission finds that:

A. The proposed General Plan Amendment is consistent with the City's 2021-2029 Housing Element and the broader goals and policies of the Orland General Plan. The Housing Element encourages additional housing production and directs the City to maintain sufficient residential land to accommodate its Regional Housing Needs Allocation (RHNA) (Goal HQY-1 and Policy HQY-1.1). Redesignating the property from Low Density Residential to High Density Residential would increase

the site's residential capacity and create additional opportunities for multifamily housing within the existing urban area. The amendment also advances General Plan Goal 2.2, which calls for maintaining a compact urban form and preserving agricultural land outside the City, and Policy 2.2.B, which directs development toward existing neighborhoods through infill and redevelopment to improve the efficiency of service provision. In addition, the amendment is consistent with Goal 2.3 and Policy 2.3.A by allowing the City to guide residential growth and development in a manner that supports established neighborhoods and the City's long-term housing needs.

B. The property does not contain physical constraints identified in the record that would preclude its designation for High Density Residential use. The site is generally flat and is located within an urbanized area served by existing or available public infrastructure and utilities, including water, sewer, and electrical service. These conditions support the property's suitability for the proposed land use designation.

2. In regard to the Rezone, the City of Orland Planning Commission finds that:

A. The proposed rezoning of the site from Single Family Residential (R-1) to Multiple Family-Professional (R-3) is internally consistent with the proposed High Density Residential General Plan land use designation and implements the land use direction established by the General Plan Amendment. No separate neighborhood or area plan applies to the site that would conflict with the proposed zoning designation.

B. The property does not contain physical constraints identified in the record that would preclude development consistent with the R-3 zoning district. The site's generally flat terrain and access to existing or available infrastructure and utilities support orderly development of the property in accordance with applicable City development standards.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ORLAND DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The recitals set forth above are true and correct and are incorporated herein by this reference.

SECTION 2. Based upon the record, the foregoing recitals and findings, and the findings contained in the draft resolutions and ordinances prepared for consideration by the City Council, the Planning Commission hereby recommends that the City Council approve General Plan Amendment GPA 2024-02 and Rezone 2024-02 for the Project site.

SECTION 3. The Planning Commission hereby designates the documents and materials maintained by the City of Orland relating to the Project as the record of proceedings upon which its recommendation is based. Such materials are located at and are in the custody of the City of Orland.

APPROVED AND ADOPTED by the Planning Commission of the City of Orland on this 27th day of August 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Stephen Nordbye, Chair

ATTEST:

Jennifer Schmitke, City Clerk