



PLANNING COMMISSION SPECIAL MEETING MINUTES

Thursday, May 14, 2026

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

PLEDGE OF ALLEGIANCE

ROLL CALL:

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

ORAL AND WRITTEN COMMUNICATIONS:

Orland resident Jan Walker expressed concerns regarding the removal of trees throughout the community. Ms. Walker stated that she believes decisions regarding tree removal should involve an individual with expertise trees. She also provided the Commission with information regarding the Tree City USA program for consideration.

CONSENT CALENDAR

A. Approval of Planning Commission Minutes from April 9, 2026

ACTION: Commissioner Lazorko moved, seconded by Vice Chairperson Montague, to approve the consent calendar as presented. Motion carried by a voice vote, 3-0.

STAFF REPORTS

A. 1) General Plan Amendment #2024-02 (Discussion and Action)

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.

City Planner Lisa Lozier presented a request on behalf of Lakeport Parkside LLC for a General Plan Amendment (GPA 2024-02) and Rezone (Z 2024-01) for Assessor's Parcel Number 041-262-028. The request would amend the General Plan land use designation from Low Density Residential (LDR) to High Density Residential (HDR) and change the zoning designation from Single Family Residential (R-1) to Multiple Family-Professional (R-3).

Ms. Lozier explained that the 5.7-acre project site was previously proposed for a 34-lot single-family residential development; however, that application was withdrawn in April 2024. Separate applications for the General Plan Amendment and Rezone were later submitted and had previously been continued by the Planning Commission.

Ms. Lozier reviewed the surrounding land uses, noting the Glenn County Fairgrounds to the north, undeveloped land to the south, light industrial property to the east, and residential development and Fairview Elementary School to the west. She discussed potential impacts associated with the adjacent Fairgrounds, including traffic, noise, lighting, dust, odors, security concerns, and late-night activities.

Ms. Lozier stated that the proposed amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), commonly referred to as the "general rule" exemption, as it can be seen with certainty that the proposal has no possibility of causing a significant effect on the environment.

The Commission was advised that there is currently no specific development project associated with the General Plan Amendment and Rezone request. The proposal would allow for a broader range of residential housing types, including single-family dwellings, duplexes, triplexes, fourplexes, and other multifamily residential developments consistent with the R-3 zoning district.

Ms. Lozier reviewed comments received from City departments. The Fire Department identified potential traffic impacts but noted that further comments would be project-specific. The Police Department expressed concerns regarding traffic circulation, ingress and egress, parking, and roadway widths on Papst Avenue and South Street due to existing traffic volumes. The City Engineer reported that adequate water and sewer capacity exists to serve the site, although sewer infrastructure improvements may be necessary. The City Engineer also noted that future development would be required to provide on-site stormwater detention and that additional traffic analysis would be advisable for any future development exceeding the density currently supported by existing traffic studies.

Ms. Lozier explained that while the proposed High Density Residential designation would allow densities of up to 25 dwelling units per acre, any future development application would be required to undergo review and comply with all applicable development standards, infrastructure requirements, and environmental regulations. She further noted that development exceeding the current Low Density Residential standards would likely require additional traffic analysis and potential roadway improvements.

Steve Butler, representing the applicant, requested clarification regarding the applicable design standards. City Planner Lisa Lozier explained that any future development would be subject to the Objective Design Standards contained in Chapter 17.18 of the Orland Municipal Code.

Mr. Butler briefly discussed the proposed project, stating that the intent was to develop a modest multifamily residential project on the site.

Orland resident Jan Walker stated that she believes the community is in need of additional mid-level housing and expressed opposition to the proposed zoning change.

Orland resident Christine Stifter asked what would occur if the project were approved but the developer did not ultimately construct the project as presented. She expressed concerns that lower-quality housing could be developed on the site in the future.

County resident Marilyn Ponci expressed concerns regarding the types of housing that could be permitted under the proposed zoning designation and stated that she was opposed to rezoning the property without a specific development plan being presented for review.

Commissioners asked questions regarding the proposed zoning designation, allowable density, and whether the property was identified in the current Housing Element. Commissioners also expressed concerns regarding the City's ability to maintain local control over future development should the zoning be changed.

Orland resident Rebecca Malin expressed concerns regarding increased traffic impacts in the area resulting from future development.

Mr. Butler stated that the applicant would like to table the item indefinitely and return at a future meeting after gathering additional information. He explained that the applicant would like the opportunity to provide a more detailed presentation to both the Planning Commission and the community.

Commissioners agreed that additional time and information would be beneficial and commented that a "slow yes is better than a fast no."

Following the discussion, the Planning Commission concurred with the applicant's request to continue the item to June 25, 2026 meeting.

- B. Tentative Parcel Map (TPM2026-01) (Discussion and Action) A proposal for a tentative parcel map to subdivide an approximately 0.92-acre property into 3 lots. Parcel 1 and parcel 2 would be approximately 10,956-square-feet and parcel 3 would be approximately 18,052 square feet. The Project site is located at 4440 County Road M1/2, Orland, CA 95963 (APN 041-061-004-000).

Planner Lisa Lozier presented the staff report for Tentative Parcel Map TPM2026-01, a request to subdivide an approximately 0.92-acre parcel located at 4440 County Road M½ (APN 041-061-004-000) into three parcels. Proposed Parcels 1 and 2 would each contain approximately 10,956 square feet, and proposed Parcel 3 would contain approximately 18,052 square feet.

Ms. Lozier explained that the project site is currently developed with a 1,500-square-foot single-family residence and three accessory structures. The intended future use of the newly created parcels would be single-family residential development.

Ms. Lozier reviewed the applicable provisions of the California Subdivision Map Act, noting that the proposed subdivision qualifies as a tentative parcel map and that the Planning Commission is authorized to approve, conditionally approve, or disapprove subdivisions that do not require a final map pursuant to Section 16.12.030 of the Orland Municipal Code. She stated that the subdivision conforms to the requirements of Chapter 16.28 relating to land divisions.

Ms. Lozier reported that the project site is located within the R-1 Residential One-Family zoning district. Each proposed parcel exceeds the minimum lot size requirement of 6,000 square feet for the R-1 district, and any future development on Parcels 1 and 2 would be required to comply with the development standards contained in Title 17.20 of the Orland Municipal Code. Ms. Lozier described the surrounding land uses, noting that agricultural uses are located to the north and east of the site, residential uses are located to the south and west, and County Road M½ provides access to the property. She stated that the proposed parcel sizes are compatible with the surrounding development pattern.

Ms. Lozier advised the Commission that the existing residence on proposed Parcel 3 is currently served by City water and sewer services, and that City water and sewer would also be available to proposed Parcels 1 and 2. Access for all three parcels would be provided directly from County Road M½.

Ms. Lozier further reported that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Minor Land Divisions, which applies to the division of property in urbanized areas into four or fewer parcels that conform with the General Plan and applicable zoning regulations.

Commissioners sought clarification regarding the proposed subdivision and, after discussion, indicated they had no further questions regarding the project.

ACTION: Commissioner Lazorko moved, seconded by Vice Chairperson Montague, approve Planning Commission Resolution 2026-01 and Exhibit A - Conditions of Approval and find that the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions). Motion carried by a voice vote, 3-0.

FUTURE AGENDA ITEMS

- Vice Chairperson Montague requested that a future agenda item be brought forward regarding AB507.

COMMISSIONERS REPORTS

- Commissioner Lazorko: Nothing to report.
- Vice Chairperson Montague: Nothing to report.
- Chairperson Nordbye: Thanked the community for attending the meeting.

ADJOURNMENT – 6:50 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson