



PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, August 27, 2026

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

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioners present:	Commissioners Sharon Lazorko, Tyler Rutledge, Daniel Louder, Vice Chairperson Vern Montague and Chairperson Stephen Nordbye
Commissioner absent:	None
Councilmember(s) present:	Councilmember Enriquez
Staff present:	City Planner Jake Morley, City Attorney Scott Drexel and City Clerk Jennifer Schmitke

ORAL AND WRITTEN COMMUNICATIONS: None

CONSENT CALENDAR

A. Approval of Planning Commission Minutes from July 23, 2026

ACTION: Vice Chairperson Montague moved, seconded by Commissioner Lazorko to approve the consent calendar as presented. Motion carried by a voice vote, 5-0.

ADMINISTRATIVE BUSINESS

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.

City Planner Jake Morley presented the staff report for the Lakewest Parkside project, a proposed 5.7-acre development located at the southwest corner of South Street and Pabst Avenue (APN 041-262-028), directly south of the Glenn County Fairgrounds. The applicant is requesting a General Plan Amendment to change the property's designation from Low Density Residential, allowing six dwelling units per acre, to High Density Residential, allowing 25 dwelling units per acre, along with a Rezone from R-1 Single-Family Residential to R-3 Multiple-Family Residential.

Mr. Morley reviewed the project's previous continuances and noted the Commission's prior concerns that the rezone request was not accompanied by a site plan or building elevations. He explained that under the current R-3 zoning, residential projects containing more than four dwelling units require a Use Permit. The City's 2021–2029 Housing Element identifies the Use Permit requirement as a potential

constraint to multifamily housing production and directs the City to consider replacing it with Site Plan Review or a similar process. Mr. Morley also reviewed the City's existing multifamily design standards and noted that any future development would be subject to all applicable City and State requirements in effect when a development application is submitted.

Mr. Morley emphasized that the current request is limited to the General Plan Amendment and Rezone and does not approve a specific residential development, site plan, or building design. He stated that staff determined the proposed changes are consistent with the City's 2021–2029 Housing Element, which encourages additional housing production, infill development, and maintaining adequate residential land to accommodate the City's housing needs.

The public hearing was opened at 5:34 p.m.

Joe Ripple, Director of Real Estate Operations for Schellinger Brothers, addressed the Commission on behalf of the applicant and provided a brief history of the proposed project. He explained that the property was purchased in the early 2000s for residential development and that the project had been redesigned twice in response to market conditions. He stated that the applicant pursued the proposed rezone after previous City planning staff identified the property as underutilized and indicated support for increased residential density.

Steve Butler of Precision Surveying, representing the applicant, spoke regarding the requested General Plan Amendment and Rezone to R-3. Mr. Butler stated that the infrastructure in the area was already in place and that the applicant was seeking the principally permitted uses associated with the R-3 zoning designation. He also discussed other areas within the City that are currently zoned R-3.

Written comments from Orland residents Robert Turner, Teresa Ribolin, and Rebecca Malin were submitted to the City Clerk, distributed to the Commissioners, and made available at the meeting. The comments expressed concerns regarding and opposition to the proposed zoning change.

Orland resident Tina Noraas expressed concerns regarding increased traffic associated with potential development.

Orland resident Betty Skala spoke regarding the need for improvements to the area's sewer system before additional development occurs.

Orland resident Ron Lane stated that he would like to see sidewalks and increased traffic enforcement in the vicinity of the fairgrounds before additional development occurs.

Orland resident Christine Stifter questioned whether the development could result in subsidized housing and stated that the City needs housing that is affordable to middle-income residents.

Vice Mayor Alex Enriquez spoke in support of additional housing and discussed the disparity between local incomes and local home prices.

Mr. Butler responded that development generates funding for infrastructure improvements. He stated that traffic concerns, sidewalks, paving improvements, sewer repairs, and intersection improvements would be addressed through conditions of approval.

The public hearing was closed at 6:00 p.m.

Vice Chairperson Montague asked about development impact fees and stated that if the City does not allow development, the City does not receive the associated development-related revenues and impact fees.

Commissioner Lazorko asked about other areas of R-3 zoning, and Mr. Morley provided information regarding those areas.

City Attorney Scott Drexel advised the Commission that he did not believe the cited CEQA exemption applied to the proposed rezone. He explained that a rezone constitutes a project under CEQA and that the exemption relied upon by previous planning staff applies when there is no possibility of a significant environmental effect. Mr. Drexel further stated that a rezone, by definition, constitutes a project under CEQA.

Mr. Drexel advised that approving the rezone without completion of an initial study could result in the matter returning to the Planning Commission after consideration by the City Council. He recommended continuing the item to allow the CEQA issue to be addressed and stated that a continuance would likely be the most efficient course of action.

Mr. Butler disagreed with the City Attorney's interpretation and stated that he believed the rezone was exempt because there was no specific development project currently before the Commission. He noted that CEQA review would be required when a specific development project was submitted.

Mr. Morley stated that he had raised his CEQA concerns with the applicant prior to the meeting but did not want to change course midway through an application that he had inherited from previous planning staff.

Mr. Butler asked about the criteria for determining when a CEQA review would be required. He discussed a potential future project consisting of duplexes or triplexes and stated that such development could significantly change traffic in the area. Mr. Drexel explained the legal test for the "common sense" CEQA exemption and stated that the exemption would apply only if it could be determined with certainty that there was no possibility of a significant environmental effect.

Mr. Butler advised the Commission that a draft initial study had previously been prepared by a former City planner and paid for by the applicant. Mr. Morley stated that he had not reviewed the document and was unaware that it existed.

The Commissioners discussed the next steps with Mr. Morley and Mr. Drexel.

Mr. Butler expressed frustration regarding the Commission's decision to continue the matter rather than move forward with the request.

Commissioner Lazorko expressed concerns regarding the proposed R-3 zoning and stated that there were unknown factors that needed to be addressed.

Vice Chairperson Montague stated that the City needs additional housing and that infrastructure improvements in areas of the City are often made through development. He stated that he would like to see a compromise between the developer and the City but agreed that the CEQA issue needed to be addressed first.

Commissioner Tyler Rutledge stated that he did not see a benefit to rezoning the area to R-3 and expressed concerns regarding traffic in the vicinity of the school and the uncertainty surrounding the potential development.

Commissioner Louder stated that, optimistically, the proposed project could assist the City in meeting its Housing Element requirements. Commissioner Louder also expressed concerns regarding traffic in the area.

Chairperson Stephen Nordbye expressed concerns regarding the application and recommended that the Commission not take action based on an incomplete record.

ACTION: Commissioner Lazorko moved, seconded by Vice Chairperson Montague to continue the discussion to the September 24th Planning Commission meeting allowing the city to gather documents to complete the record. Motion carried by a voice vote, 5-0.

A. 1008 6th Street – Use Permit (UP 2026-01) and Site Plan Review (SPR 2025-05)

City Planner Jake Morley presented the staff report for the proposed tire sales and service facility at 1008 Sixth Street. The applicant is requesting a Use Permit and Site Plan Review to construct a new 1,200-square-foot pre-engineered metal building on the approximately 0.14-acre commercially zoned property. The facility would include two vehicle service bays, a customer waiting area, office space, ADA-accessible restroom, employee storage, parking, landscaping, drainage improvements, and utility connections.

Mr. Morley explained that the property is designated Commercial in the General Plan and zoned C-2 Community Commercial, where a tire sales and service business is an allowable use subject to Use Permit approval. The project is considered infill development within an established commercial area and would utilize existing streets and municipal infrastructure.

Mr. Morley reviewed the proposed 18-foot-tall building, six parking spaces, site access, landscaping, lighting, and outdoor storage areas, noting that the project exceeds the City's minimum requirement of four parking spaces. Staff recommended conditions addressing an awning over the front entrance, legal cross-access agreements, landscaping and screening, trellis finishes, lighting, noise control, and durable enclosures for trash, recycling, and used-tire storage. The applicant indicated that used tires and other materials would be removed from the site approximately once a week.

Mr. Morley stated that the project qualifies for a categorical exemption under Section 15332 of the California Environmental Quality Act (CEQA) Guidelines for Infill Development Projects because the site is less than five acres, surrounded by urban uses, can be served by existing utilities and public services, and is consistent with the General Plan and C-2 zoning regulations.

Mr. Morley also confirmed that required public hearing notices had been provided, including mailed notices to properties within 300 feet of the project site, and that no written comments had been received by staff at the time the staff report was prepared.

The public hearing was opened at 6:40 p.m.

Mr. Lane asked about the location of the proposed project.

County resident Marilyn Ponci expressed concerns regarding traffic on Sixth Street and asked whether the project would have an access point onto the street. Mr. Morley explained that the alleyway has access to Sixth Street, but the project parcel itself would not have direct access to Sixth Street.

The public hearing was closed at 6:43 p.m.

Mr. Lane asked about the location of the project.

County resident Marilyn Ponci shared concern about traffic on 6th street asking if there will be egress coming off 6th street. The alley way has access on 6th street, but the parcel itself will not have access.

Public Hearing closed at 6:43 pm.

ACTION: Vice Chairperson Montague moved, seconded by Commissioner Rutledge to approve Resolution 2026-06 and approve Use Permit (UP 2026-01) and Site Plan Review (SPR 2025-05), subject to the conditions of approval, and find the project exempt from review under the California Environmental Quality Act pursuant to Section 15332 (Infill Development) and fix the APN number. . Motion carried by a voice vote, 5-0.

COMMISSIONERS REPORTS

- Commissioner Lazorko nothing to report.
- Commissioner Louder working with Chairperson Nordbye on the possibility of agendaizing data center ban discussion for a future meeting.
- Commissioner Rutledge thanked the community for coming to the meetings and expressing their opinions.
- Vice Chairperson Montague had nothing to report.
- Chairperson Nordbye thanked the community for coming out to the meeting and sharing their voice on future projects. Attended the EDC meeting in August.

ADJOURNMENT – 6:48 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Vice Chairperson