



PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, August 21, 2025

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, Vice Chairperson Sharon Lazorko, Alex Enriquez, and Vern Montague
Commissioner absent:	None
Councilmember(s) present:	None
Staff present:	City Planner Lisa Lozier and Planning Commission secretary Janet Wackerman

ORAL AND WRITTEN COMMUNICATIONS:

Orland resident Jan Walker street provided historical information to the Commission regarding the Purity building at 824 4th Street.

CONSENT CALENDAR

Approval of Prior Minutes: July 17, 2025

ACTION: Commissioner Montague moved, seconded by Commissioner Enriquez, to approve the Consent calendar as presented. Motion carried unanimously by a voice vote, 4-0.

PUBLIC HEARING

A. General Plan Amendment GPA#2024-01

City Planner Lisa Lozier presented General Plan Amendment (GPA) 2025-01 to the Planning Commission, proposing to update the City of Orland's General Plan by incorporating the Glenn County Multi-Jurisdiction Hazard Mitigation Plan 2025. The plan has received conditional approval from CalOES and FEMA, and is pending adoption by the City Council.

Ms. Lozier noted that the proposed amendment is consistent with the City's General Plan, as it updates the previously adopted 2019 Multi-Jurisdiction Hazard Mitigation Plan approved by the City Council on January 7, 2019.

Ms. Lozier explained that, under Assembly Bill (AB) 2140, integrating the hazard mitigation plan into the Safety Element enhances the City's eligibility for state disaster funding under the California Disaster Assistance Act.

Ms. Lozier emphasized that adoption of the updated plan reflects the City's continued commitment to reducing natural hazard risks and confirmed that it will not negatively impact public health, safety, or welfare. Staff recommended that the Planning Commission support the amendment and forward a recommendation for approval to the City Council.

Chairperson Nordbye opened the public hearing at 5:42 pm.

Orland resident Carolyn Denton inquired about which jurisdictions have approved the plan.

Orland resident Jeffrey Tolley clarified that the plan originates from the State and noted that City approval is necessary to qualify for certain funding opportunities. Ms. Lozier explained that while adoption of the plan is not mandatory, incorporating the Hazard Mitigation Plan into the City's Safety Element of the General Plan would make the City eligible for additional state disaster funding.

Chairperson Nordbye closed the public hearing at 5:43 pm.

Commissioners asked questions about funding and whether other jurisdictions have approved the plan.

ACTION: Chairperson Nordbye moved, seconded by Vice Chairperson Lazorko, to adopt the Glenn County Multi-Jurisdiction Hazard Mitigation Plan 2025 update as the official Hazard Mitigation Plan of the County, Approve General Plan Amendment 2025-01, thereby amending the County General Plan Safety Element to include the Multi-Jurisdictional Hazard Mitigation Plan 2025 update and Find that the proposal is exempt from environmental review as required by CEQA through the use of the "General Rule" Section 15061(b) (3) that is applied to proposals, which will have no potential adverse impact on the environment. Motion carried unanimously by a voice vote, 4-0.

ITEMS FOR DISCUSSION OR ACTION

A. Follow Up Discussion: CUP 2024-02 – Zoning

City Planner Lisa Lozier revisited the Planning Commission's March 20, 2025, discussion of Conditional Use Permit (CUP) 2024-02, at the request of Chairperson Nordbye. The CUP had authorized a second-floor residential use at 715 4th Street (APN 040-157-004).

Ms. Lozier recapped that during the initial hearing, concerns were raised regarding parking requirements and whether the proposed use qualified as an administratively permitted use under OMC 17.40.030 or required a conditional use permit under OMC 17.40.040. Following public comment and Commission discussion, the project was unanimously approved.

In her review, Ms. Lozier outlined the zoning designation, General Plan consistency, and allowable uses on the site, concluding that the second-story residential use would have been more appropriately processed through an administrative use permit, rather than a conditional use permit. She also clarified

the distinction between the two processes, emphasizing that administrative permits are less restrictive and do not require Planning Commission approval.

Ms. Lozier explained that while the property is designated Mixed Use in the General Plan and located within a special overlay zone that waives parking and landscaping requirements, its C-2 zoning conflicts with Downtown Mixed Use (DT-MU) provisions. She also pointed out that the City's parcel map does not clearly delineate the boundaries of the DT-MU district, leading to ambiguity in zoning interpretation and its alignment with the General Plan. She further clarified that, under OMC 17.08.610, residential uses are defined as any building or portion thereof intended for habitation.

Ms. Lozier acknowledged the ambiguity in the zoning code regarding residential uses in the C-2 district. Under current language, both a conditional and an administrative use permit could arguably apply to second-story residential development, creating confusion.

Commissioners questioned the conflicting information between Sections 17.40 and 17.42 regarding residential uses and agreed that the code needs greater clarity. They suggested staff amend Section 17.40.040.D to clearly state that second-floor residential units in the C-2 district should be processed administratively.

Chairperson Nordbye expressed the Commission's interest in making things right with the original applicant, leave the CUP intact and asked staff to consult with the City Manager about the possibility of refunding the difference in permit fees. He also noted that the Commission would continue reviewing General Plan policies related to the Downtown Mixed-Use District and its parking standards. The Commission supported the recommendation to staff clarify the code and requested Ms. Lozier's return with a formal amendment for future Planning Commission consideration and City Council adoption.

Ms. Walker expressed concern that properties within the Downtown Mixed-Use area may be subject to unnecessary permitting requirements. In response, Ms. Lozier explained that many buildings in the area were constructed prior to the adoption of zoning ordinances, and as such, many of the existing uses are considered legally nonconforming or "grandfathered." However, she noted that if a residential use is converted to another type of use, the property may lose its grandfathered status.

COMMISSIONERS REPORTS

- **Commissioner Montague** had nothing to report.
- **Commissioner Enriquez** had nothing to report.
- **Vice Chairperson Lazorko** had nothing to report
- **Chairperson Nordbye** shared that the apartments on 5th Street have been connected to electricity and should be ready for new residents soon.

ADJOURNMENT – 6:23 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson