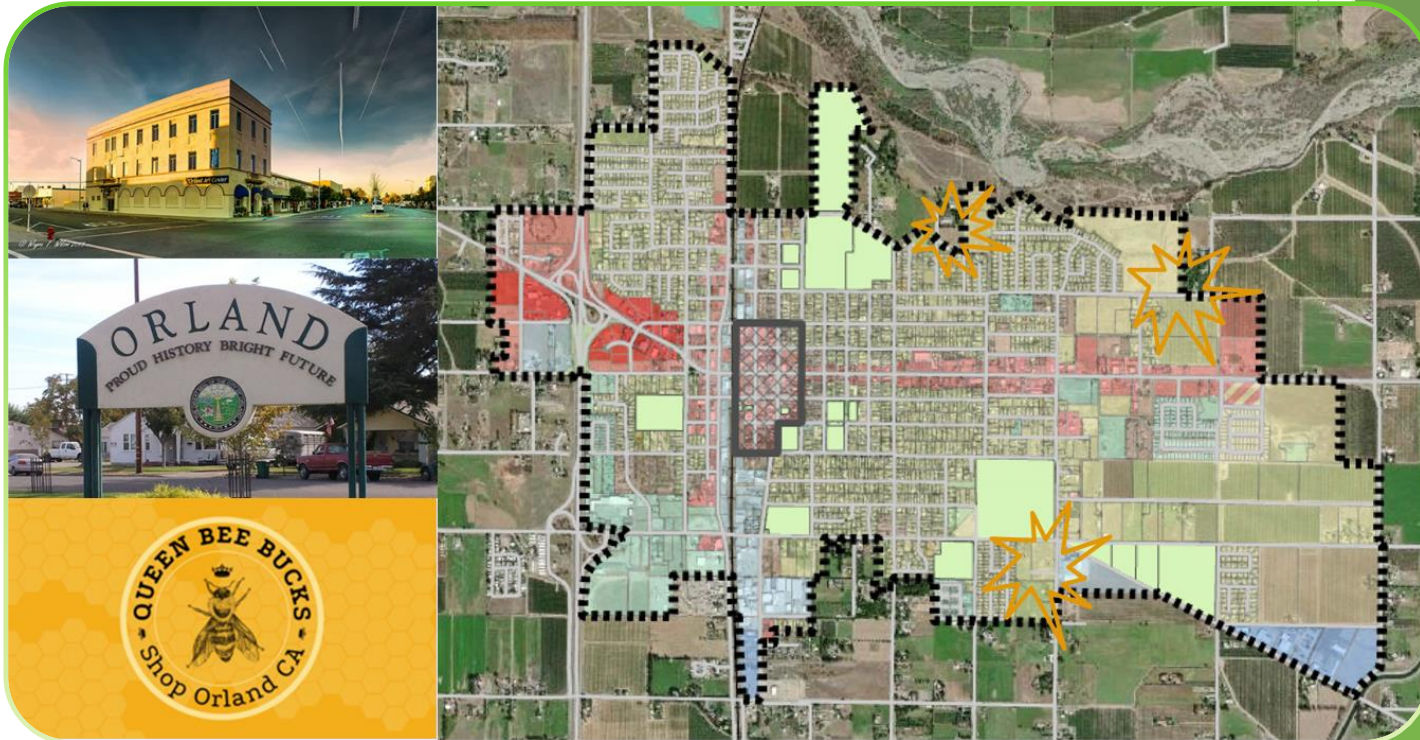




# City of Orland

Annual Planning Department Update  
2024

- Planning Commission Edition -

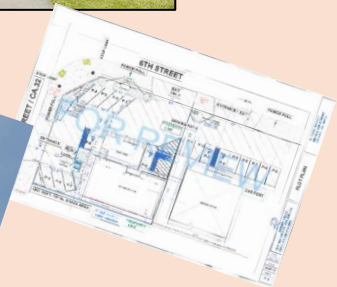
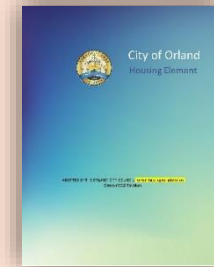
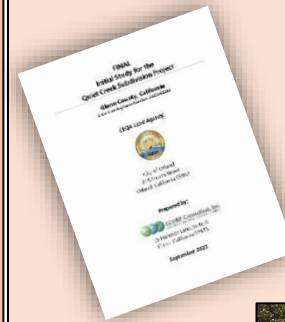


January 16, 2025



# Your PLANNING Dept.: *What We Do & Who We Are....*

- ▶ General Plan Administration
- ▶ Zoning Code Administration
- ▶ Environmental Compliance (CEQA/NEPA/Permitting/Other)
- ▶ Staff for the Planning Commission - *3<sup>rd</sup> Thursday of each month*
- ▶ Application Processing (Maps, Site Plans, Use Permits, Variances, etc.)
- ▶ Public Interface for Development Regulations, Contacts and Actions
- ▶ Development re: Statutory and Regulatory Compliance
- ▶ Assist Other City Staff with Project Tasks
- ▶ Assist the Public and City Clients





# Year in Review

## *What happened in 2024?*

- ▶ **General Plan Amendments (1)**
- ▶ **Changes of Zoning (3)**
- ▶ **Subdivision Maps (2)**
  - ▶ Penbrook TSM “3.0” – *Application Withdrawn and Modified*
  - ▶ Quiet Creek TSM – *Approved*
- ▶ **Site Plan Reviews (9)**
  - ▶ Jesus Valle Multi-Family @ 1115 Cortina Dr. - *approved*
  - ▶ Orland Care Pharmacy - *approved*
  - ▶ Zelaya, R & M @ 336 Central St. – *approved (ADU)*
  - ▶ Pontarolo, Z @ 925 Papst Ave. – *approved, Shop/Garage*
  - ▶ 625 Walker St. Expansion (El Toro Market) - *in progress*
  - ▶ Zepeda, E @ 140 E. Shasta St. – *approved, (JADU)*
  - ▶ OVFD – Burn House Structure and Fencing, *approved*
  - ▶ TM Duche – Metal Roof Cover Structure, *approved*

- **Annexations (1) / Pre-zonings (1)**
  - Modoc Street Annexation– *in process*
- **Conditional Use Permits (3\*)**
  - 2<sup>nd</sup> Story Residences in Downtown Orland (Reyes, A. and Adams, P.)
  - Quiet Creek Project Application Package
  - Modoc Street Annexation (church)
- **Other Planning**
  - Mower/Scofield LLA
  - Variance at 33 E. Walker St. – (Quezada, R.)
- **Administrative Use Permits (24)**
  - Fireworks Permits, HOP's, Food Trucks, etc.
- **Building Plan Reviews**
  - Multiple

\* Included with “other” entitlement application(s)



# Year in Review Legislation

## ► State Legislation (*select leg. only*)

*(Signed 807 Bills / Vetoed 183 Bills)*

- AB 356 – CEQA: Aesthetic Impacts added into CEQA
- SB 1497 – CEQA: Climate Change Disclosure Notices req'd. in limited circumstances
- SB 69 – CEQA Notices (filing of NOE's and NOD's with OPR/CEQAnet/County Clerk's offices req'd.)
- AB 1490 – Housing: Adaptive Reuse and pre-existing policy conflicts (*must approve provisions*)
- AB's 976/1033/671/1332: ADU's: no longer req' owner-occupancy; guidelines for ADU denials
- SB 4 – Housing on lands owned by Institutions of Higher Education and Religious Institutions
- AB 894 – Shared Parking (*must approve provisions*)
- Prop 4 – Bonds for water, wildfire and land protection approved by voters
- AB 821 – General Plan and Zoning Consistency Requirement Strengthened
- SB 713 – Density Bonus law (affordable housing; resid. care facilities for the elderly)
- AB1332 – Preapproved Accessory Dwelling Unit plan requirement
- SB 423 – Housing Element Compliance/Bldg. Permit Issuance/Mandatory Approvals (*must approve provisions*)
- SB 684 – Mandatory Bldg. Permit Issuance / Mandatory Approval for Certain Land Divisions (10 or fewer parcels)
- SB 1037 – Establishment of Penalties for Housing Element non-compliance
- SB 937 – Deferral of Certain Impact Fees to time of final CofO
- SB 1123 – Exemptions from Certain Development Standards for Certain Types of Housing Projects

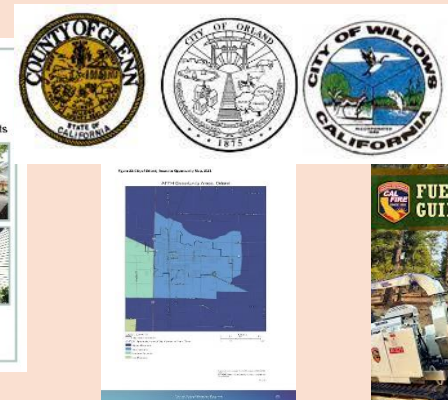
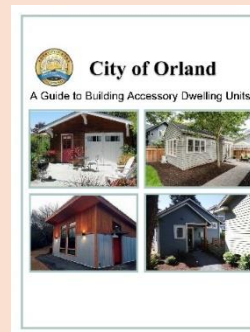




# Additional Project Updates & Staff Responsibilities

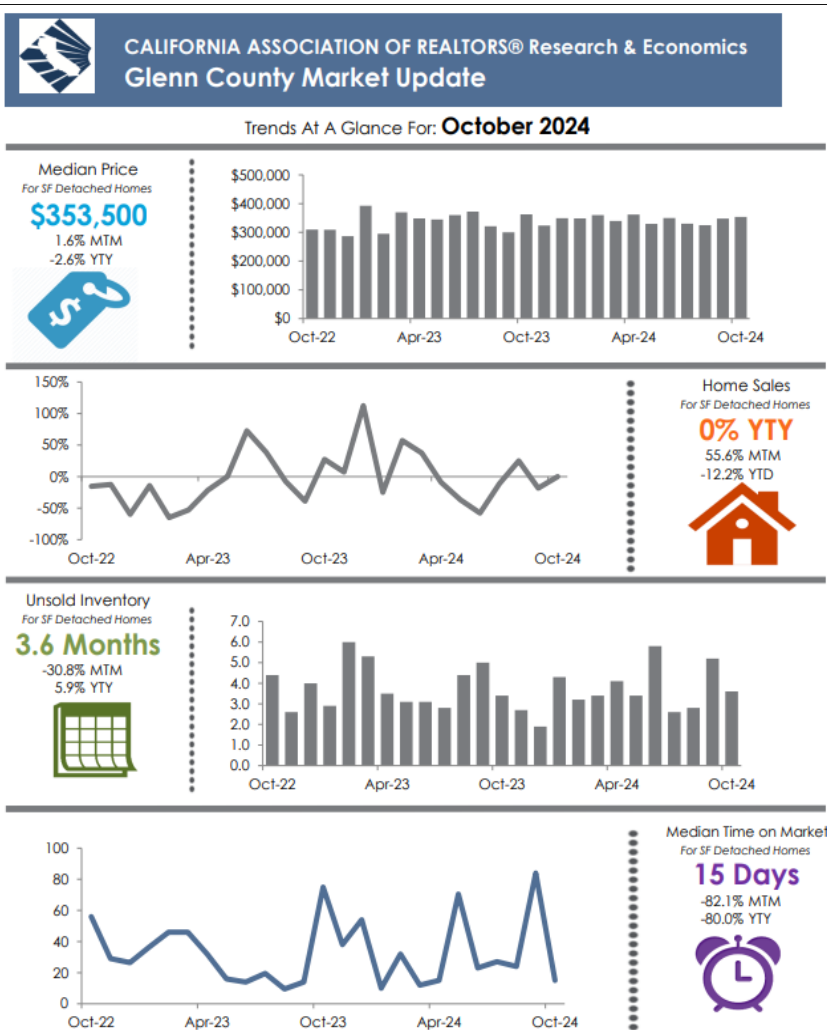
- ▶ Zoning Code Updates:
  - Accessory Uses/Structures
- ▶ General Plan Update(s)
  - 6<sup>th</sup> Cycle 2021-2029 Housing Element Update **Certified**
- ▶ Informational Handouts / Website Updates
- ▶ SB 2 / LEAP Projects
- ▶ OVFD/ORFPD – Fire Fuels Reduction Project (Stony Creek)
- ▶ Glenn County Multi-Jurisdictional Multi-Hazard Plan Update

- ▶ Annual Caltrans Coordination Summit and Meetings
- ▶ GIS System Updates
- ▶ Annual Reports to SCH and HCD
- ▶ Site Addressing
- ▶ Agency comments
- ▶ Economic Development Actions
- ▶ Certificates of Occupancy
- ▶ Building Plan Reviews





# Back to the Future....



- Grant Funding Programs
- Housing Construction
- OUWUA GM Change
- Healthcare Opportunities
- Transportation Plans
- New Legislation





# Back to the Future....



- Grant Funded Programs
  - Affordable Housing / Fire Hazard Reduction / Flood Hazard Reduction
- Housing Construction
  - Orland Park Phase I - New Construction Starts
  - Infill Housing
- OUWUA G.M. Change
- Butte College Phase II.....???
- Glenn County Health and Human Services Center
- Alternative Fuels Production
- Additional Healthcare Opportunities (NVIH)
- Transportation Projects
  - Caltrans SR32/Walker Street Streetscape Project
  - County Road Projects (e.g. Cnty. Rd. P signal)
- Infrastructure Elements
  - DWR Drought-Relief Project Completion
  - Road M ½ Rehabilitation / Swift Street Project
  - Water Tank / Well Projects





# 2024 Planning Department Thank You's !!!!

**Thank you** to City Hall Staff for their participation in current Planning activities and keeping the Planning Machine gears greased and turning!!!

- Deysy Simpson, Accounting Technician
- Leticia Espinosa, City Treasurer
- Jennifer Schmitke, City Clerk
- Rebecca Pendergrass, Admin. Serv. Director
- Pete Carr, City Manager
- Wyatt Paxton, Building Official
- Chief's Justin Chaney and Joe Vlach
- Paul R., Zach B., Olivia H., Jody M.
- Greg Einhorn, City Attorney







# Comments / Observations

## General Comments / Observations

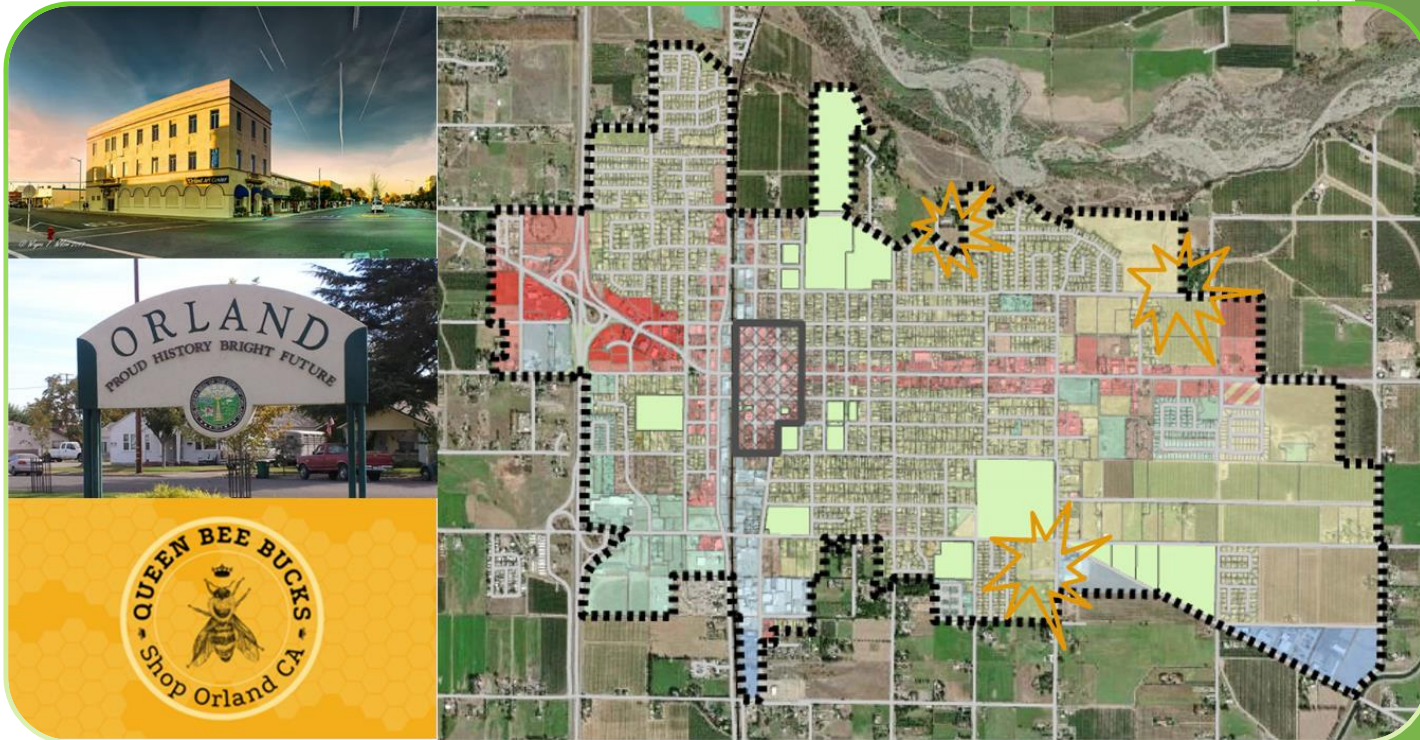
- Permits / Permitting
  - *DWR / USBOR / Caltrans / USACOE / CDFW / RWQCB / CalFire / USFWS / SHPO*
- Application of Regulations (*use of funds and programs*)
  - *When you use other agencies money you generally need to follow their rules and when you undertake a project on another persons property or in another jurisdiction you need to get their permission and follow their rules and regulations.*
- Creative Questions:
  - *“It depends”*
- Most Common Question: *“Can I.....”*
- Presentation of City Code vs. Code Creation vs. Code Implementation
- Changing Rules, Regulations and Policies (*Local, Regional, State, Federal*)
- One size fits all (*State regulations*)



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