



PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, October 17, 2024

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

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioner's present: Chairperson Stephen Nordbye, Vice Chairperson Sharon Lazorko and Commissioner Vern Montague
Commissioner present via zoom: Commissioner Wade Elliott
Councilmember(s) present: Bruce Roundy
Staff present: City Planner Scott Friend; City Clerk Jennifer Schmitke

ORAL AND WRITTEN COMMUNICATIONS - None

CONSENT CALENDAR

Approval of Prior Minutes: September 19, 2024

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

ITEMS FOR DISCUSSION OR ACTION

A. Lot Line Adjustment – LLA #2024-01: Mower & Scofield

City Planner Scott Friend presented a proposed Lot Line Adjustment that involves transferring a portion of land from one parcel to an adjacent parcel. The applicants, Jason and Lindsay Mower, and Teri Scofield, have requested this adjustment for two parcels located north of Bryant Street, west of Papst Avenue, east of Byron Way, and south of Stony Creek Drive (APN: 046-340-003 and 041-020-024).

The project would shift approximately 451 square feet from Parcel 2 to Parcel 1, adjusting the property lines between the two. Specifically, the westernmost boundary of Parcel 2 would move about 11 feet to the west. As a result, Parcel 2 would increase from 7,035 sq. ft. to 7,486 sq. ft., while Parcel 1 would decrease from 8,156 sq. ft. to 7,705 sq. ft. No new parcels would be created through this adjustment (see Attachment A for a detailed map of the proposed changes).

Parcel 1 (APN 041-020-024) is owned by Shirley and Teri Scofield, and Parcel 2 (APN 046-340-003) is owned by Jason and Lindsay Mower. Both parcels contain single-family homes and are

designated as Low-Density Residential (R-L) under the City of Orland General Plan. The zoning for both parcels, and the surrounding area, is R-1 (Residential One-Family Zone), ensuring the consistency of land use within the neighborhood.

Commissioners didn't have any questions or issues regarding the item

ACTION: Commissioner Montague moved, seconded by Vice Chairperson Lazorko that the Planning Commission determine that the project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Section §15315, Minor Land Divisions and Move that the Planning Commission approve Resolution 2024-04 approving Lot Line Adjustment #2024-01 as presented herein. Motion carried unanimously by a voice vote, 3-0.

STAFF REPORT

Mr. Friend noted that the Commission has recently had a few discussions on zoning code amendments. He requested the Commission review OMC 17.20.60, particularly focusing on sections 5 (setbacks) and 6 (plumbing and electricity) related to accessory structures, to determine if any updates are necessary. He also inquired if the Commission would like to consider this topic for a future agenda.

Mr. Friend shared there are currently no pending items for the November meeting.

COMMISSIONERS REPORTS

- **Commissioner Montague**: Asked about the parking requirements downtown regarding the Hive and Mr. Friend shared that there has been no application has come in but stated City Staff is working on a resolution.
- **Vice Chairperson Lazorko**: Nothing to report.
- **Chairperson Nordbye**: Attended the City Council meeting October 15th and heard the first reading of the Massage Ordinance.

FUTURE AGENDA ITEMS - Nothing

ADJOURNMENT – 5:46 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson