



## **CITY OF ORLAND STAFF REPORT**

### **MEETING DATE: October 17, 2023**

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**TO:** Honorable Mayor and Members of the City Council

**FROM:** Scott Friend, City Planner

**SUBJECT:** **Orland Municipal Code – Maximum Building Height Standards –**  
Planning Commission Consideration Report (Information Only)

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#### **BACKGROUND:**

At its regular meeting of September 5, 2023, the City Council considered a request to review maximum building height standards of the Orland Municipal Code. Following discussion of the topic the City Council directed staff to take this item forward to the Planning Commission for their review, consideration, and input. Planning staff engaged the members of the Planning Commission on the matter at the regular September meeting of the Planning Commission held on Thursday, September 21, 2023. After consideration and discussion, the Planning Commission directed staff via an informal consensus-based process during which each commissioner was asked how they want staff to proceed with the matter, to return to the City Council with a recommendation from the Commission that further no action be taken on the matter and to leave the provisions of the Municipal Code in place as they are currently presented in the Code.

#### **ANALYSIS:**

As noted in the summary section of this staff report, Planning staff engaged the members of the Planning Commission on this matter at the regular September meeting of the Planning Commission held on Thursday, September 21, 2023. Staff presented the Commission with the same building height matrix that was presented to the City Council along with the same presentation on the subject. Following a discussion on the topic, the majority indicated that they were satisfied with the standards as they were currently presented and recommended that no further action on the matter be taken.

The dissenting Commissioner (Romano) indicated that she believed that the City should adopt maximum building height standards into the two zoning districts that did not have such standards (Public Facilities (PF) and Downtown Mixed Use (DT-MU)). She also indicated her preference that every zoning district in the City should have a maximum building height of thirty-five (35) feet if a fixed height standard was utilized, and, indicated that she believed that the building height standard for each zoning district should be one and one-half (1 1/2) times the height of the building next door if a variable standard was utilized.

Following input by the Commissioners, the majority of the Commission agreed to recommend to the City Council that no further action be taken on the matter and noted that the standards were adequate as currently presented in the City Code. Based upon the prevailing viewpoint of the members present, City Staff has not initiated any additional action on this matter. This information is presented to the City Council for information purposes only.

**CEQA ACTION(S) REQUESTED or REQUIRED:** None.

**RECOMMENDATION:** Staff does not offer any staff recommendation or comment on this matter with this report.

**FISCAL IMPACT OF RECOMMENDATION:** None