



ORLAND PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, October 17, 2024 at 5:30 PM
Carnegie Center, 912 Third Street and via Zoom

P: (530) 865-1600 | www.cityoforland.com

Commission: Stephen Nordbye | Wade Elliott

Sharon Lazorko | Vernon Montague | Michelle Romano

City Clerk: Jennifer Schmitke

City Staff: Scott Friend, City Planner

Virtual Meeting Information:

<https://us02web.zoom.us/j/88358589128>

Webinar ID: 883 5858 9128 | Zoom Telephone: 1 (669) 900-9128

Public comments are welcomed and encouraged in advance of the meeting by emailing the City Clerk at jtschmitke@cityoforland.com or by phone at (530) 865-1610 by 4:00 p.m. on the day of the meeting

1. CALL TO ORDER - 5:30 PM
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ORAL AND WRITTEN COMMUNICATIONS

Public Comments:

Members of the public wishing to address the Commission on any item(s) not on the agenda may do so at this time when recognized by the Chairperson. However, no formal action or discussion will be taken unless placed on a future agenda. The public is advised to limit discussion to one presentation per individual. While not required, please state your name and place of residence for the record. (Public Comments will be limited to three minutes).

5. CONSENT CALENDAR

[A.](#) Approve Planning Commission Minutes from September 19, 2024

6. ITEMS FOR DISCUSSION OR ACTION

[A.](#) Lot Line Adjustment – LLA #2024-01: Mower & Scofield

7. COMMISSIONER REPORTS
8. FUTURE AGENDA ITEMS
9. ADJOURN

CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on October 11, 2024.

A complete agenda packet is available for public inspection during normal business hours at City Hall, 815 Fourth Street, in Orland or on the City's website at www.cityoforland.com where meeting minutes and video recordings are also available.

In compliance with the Americans with Disabilities Act, the City of Orland will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's Office 530-865-1610 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, September 19, 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, Commissioners Sharon Lazorko and Vern Montague
Commissioner present via zoom:	Wade Elliott
Councilmember(s) present:	Jeffrey Tolley and John McDermott
Staff present:	City Planner Scott Friend; City Clerk Jennifer Schmitke

ORAL AND WRITTEN COMMUNICATIONS

Orland resident Jan Walker shared her past experiences collaborating with the City, expressing concerns about current parking requirements and emphasizing the need for equitable treatment for all businesses.

Orland resident Terrie Barr voiced her frustration that her business is being unfairly disadvantaged for not being in the “golden zone.” She highlighted her efforts with the ABC inspector on the Hive’s new dining room project and raised concerns that City staff may have delayed the issuance of the ABC license due to the requirement for a Conditional Use Permit (CUP). Ms. Barr also referenced her ongoing correspondence with Mr. Friend, from whom she is awaiting a response regarding the license. She stressed the need for equitable parking regulations, noting that businesses just 100 feet away are treated differently. Ms. Barr requested a formal recommendation to bring the matter of parking ordinances before the City Council, emphasizing the importance of making changes. Mr. Nordbye asked her to submit a letter with the details so he can review it and work on ensuring the issue is included on the Planning Commission agenda for the October 17th meeting.

Commissioner Wade Elliott apologized for his absence but expressed gratitude to the Commission for allowing him to participate via Zoom.

Orland resident Cathy Bates voiced her support for the Hive.

Orland resident Melanie Kendrick spoke about her long-standing involvement with the Hive and expressed her support for the business.

Orland resident Christine Stifter inquired about who is responsible for setting the agenda. Chairperson Nordbye explained that both he and City Planner Scott Friend oversee that process.

Ms. Walker mentioned that many community members were afraid to attend the Planning Commission meeting due to fears of retribution, and claimed the general sentiment in the town is that the actions taken against the Hive appear vindictive. In response, Mr. Montague stated there is no basis for that perception and offered to discuss the matter further at any time.

Orland resident Joanie Woods emphasized that Orland is “our town” and that all voices deserve to be heard. She praised the contributions of the Olivarez family to the community and expressed her hope that the City is listening.

Hive owner and Orland resident Tammie Olivarez discussed her request to be included in the downtown zoning district and voiced frustration over the restrictions placed on her business. She expressed disappointment regarding unmet promises concerning her business and the tent used during the holiday season. Ms. Olivarez urged the Planning Commission to consider extending the downtown business zone to include the Hive and to offer some relief from parking requirements.

Orland resident Gee Singh expressed that the Hive is a valuable asset to the community and urged the City to provide support and accommodations to help the business thrive.

Orland resident Trish Saint-Evens reflected on the City's efforts to attract Crystal Geyser in the past, questioning why they would now jeopardize the Hive’s business after all it has contributed to the community. She asked the City to consider amending the code to better support the Hive.

Orland resident MARRISA HOKE emphasized that the Hive is an asset to the community and remarked that the City's decision to have them remove their tent appears retaliatory. She questioned the rationale behind the City's push for a new tax measure that adversely affects local businesses, and she also expressed concerns about the high cost of her water bill. Ms. HOKE asserted that if the City seeks to increase revenue, it must prioritize support for local businesses.

Ms. Stifter expressed her concerns about the 5th Street apartment complex, citing inadequate parking as a key issue that led her to protest the project. Chairperson Nordbye responded by stating that he would be able to discuss the item if it were formally placed on the agenda. Ms. Stifter expressed her desire for a direct answer.

CONSENT CALENDAR

Approval of Prior Minutes: August 15, 2024

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

PUBLIC HEARING

Chairperson Nordbye explained that this item was introduced by the Commissioners for discussion purposes, and they requested the City Planner to prepare a draft ordinance for review. He emphasized that this initiative was not prompted by any complaints or suspicious activities related to existing businesses in Orland; rather, it serves as a precautionary measure to prevent potential issues in the future.

City Planner Scott Friend shared that at the last Planning Commission meeting on August 15, 2024, the Commission recommended that staff develop an ordinance to regulate massage and bodywork establishments in Orland. Currently, these businesses operate without specific regulations, and while

the State does not enforce rules for them, Government Code 51030 permits local governments to establish their own regulations. The proposed ordinance aims to create clear standards for massage and bodywork establishments, which are categorized as principally permitted businesses in the C-1 (Neighborhood Commercial), C-2 (Community Commercial), and DT-MU (Downtown Mixed-Use) zoning districts. Although these businesses must obtain a business license, there are no specific regulations or certifications governing massage and bodywork professionals in the City.

Mr. Friend shared the proposed ordinance, which aims to establish basic operational standards for massage and bodywork businesses. Overall, the ordinance aims to create a structured regulatory framework for massage therapy and bodywork services in Orland while maintaining standards for cleanliness and safety.

Key elements of the draft ordinance include:

- Operational Standards: It sets regulations for hours of operation, zoning district standards, health, hygiene, safety, and advertising practices. Massage and bodywork services are defined as the manipulation of soft body tissues, and the ordinance applies to all such establishments, regardless of the service's primary or accessory nature.
- Certification Requirements: The ordinance mandates that all massage and bodywork professionals in Orland must possess a California Massage Therapy Council (CAMTC) certificate, which requires completion of 500 hours of training from an accredited institution.
- Health and Safety Protocols: The draft ordinance includes health and safety measures to ensure hygienic practices and sanitation within establishments. It also regulates advertising, limiting signage on windows and doors to no more than 33% of the surface area, in line with existing standards for alcohol and tobacco retailers.
- Exemptions: The proposed ordinance exempts licensed barbers, cosmetologists, and practitioners of healing arts who are already regulated under the Business and Professions Code. Additionally, students in accredited massage therapy programs are exempt from CAMTC certification until they complete their training. Existing professionals practicing at established businesses will also be exempt from CAMTC certification to avoid disrupting current operations.
- Further Exemptions: The ordinance allows exemptions for massage and bodywork provided in athletic clubs, hospitals, or nursing homes to ensure that patients and athletes receiving treatment are not hindered.

Mr. Friend noted that he had received three phone calls regarding the ordinance, all of which expressed support for it.

Chairperson Nordbye inquired whether section 8.44.05c included chiropractic facilities or if they should be specifically mentioned. Mr. Friend responded that it is ultimately up to the Commission's discretion, as chiropractors are already licensed and regulated. However, he acknowledged that if the Commission deemed it desirable, staff would include it. Commissioner Montague expressed his preference to add chiropractic facilities for greater clarity in the future.

Chairperson Nordbye opened the Public Hearing at 6:15 PM

Ms. Terrie Barr raised a question regarding the proposed hours of operation, initially stated as 10 AM to 10PM, to which Chairperson Nordbye clarified that the correct hours should be 7 AM to 10 PM. Ms. Barr expressed concern that the ordinance only applies to new businesses and not to existing ones, advocating for equal standards across all businesses. Chairperson Nordbye explained that older businesses would be "grandfathered" under the draft regulations.

Ms. Christine Stifter inquired about who is responsible for inspecting the Massage businesses. Chairperson Nordbye indicated that the code enforcement and health departments handle inspections, while Mr. Friend added that the police department is also involved if criminal activity is happening. Ms. Stifter then asked if citizens could report traveling businesses, to which City staff confirmed that they could.

Councilmember Tolley shared that at the last Planning Commission meeting human trafficking was brought up and he asked how this ordinance would prevent that. Chairperson Nordbye shared that this is an attempt to keep that element out of town.

Ms. Joanie Woods asked about limitations on locations of massage businesses. Mr. Friend shared that massage establishments are currently allowed in C-1 (neighborhood commercial), C-2 (community commercial), DT-MU(downtown mixed use) and these can be found in the zoning ordinance.

Chairperson Nordbye closed the public hearing at 6:19 PM.

ACTION: Commissioner Montague moved, seconded by Commissioner Lazorko that the Planning Commission adopt Planning Commission Resolution 2024-03 recommending for approval of an amendment to the Orland Municipal Code Chapter 8: Health and Safety to the City Council with the addition of text to include chiropractors and chiropractic offices as entities subject to the action. Motion carried unanimously by a voice vote, 3-0.

ITEMS FOR DISCUSSION OR ACTION

A. ELECTION OF VICE CHAIRPERSON

Chairperson Nordbye stated the need nominate and conduct elections for the roles of Planning Commission Vice-Chairperson for the remainder of the 2024 year.

Upon motion made by Commissioner Montague, Commissioner Lazorko thanked the Commission for the nomination and was elected Vice Chairperson for the remainder of the 2024 year. The motion carried unanimously by a voice vote, 3-0.

B. DENSITY/LOCATION DISCUSSION

Chairperson Nordbye explained that this discussion was prompted by a member of the public and emphasized that it revolves around general concepts rather than specific locations, plans, or projects. He clarified that this is purely a conceptual discussion and does not pertain to any future developments. Mr. Friend reminded the Commissioners to maintain a general perspective when addressing this item to avoid compromising future project discussions. Chairperson Nordbye then invited Orland resident Alex Enriquez to share his thoughts on density in Orland.

Mr. Enriquez shared his concerns with the Commission about density and Orland’s growth, noting that it seemed to him that single-family home developments were expanding rapidly,

while at the same time there was little focus on commercial zoning, leading to increased population, traffic, and congestion. Mr. Enriquez also advocated for incentivizing commercial development to balance the growth and emphasized the need for a more walkable community. Drawing from his own experience walking around town, he highlighted the long distances to key destinations like grocery stores and the downtown area. He suggested the City encourage alternative modes of transportation, such as protected bike lanes, to alleviate these issues. He also raised concerns about the disparity between Orland's low median income and the rapidly rising cost of housing.

The Commissioners thanked Mr. Enriquez for his input and touched upon the topic of development incentives, as well as the viability of his suggestions for promoting commercial zoning and fostering walkable communities in Orland, considering the city's rural character. Chairperson Nordbye noted that developer incentives is a topic could be addressed by the Economic Development Commission and the City Council. Vice Chairperson Lazorko expressed her support for the idea of walkable neighborhoods. Chairperson Nordbye also emphasized that the Planning Commission is open to assisting any business owner interested in pursuing rezoning efforts.

Mr. Friend added that the City reviews Maintenance Assessment Districts during project proposals to ensure proper maintenance. He also mentioned that Governor Newsom had very recently signed 28 bills aimed at increasing housing opportunities, particularly for low and very low-income residents.

Orland resident J.C. Tolle spoke referencing older city plans to develop homes and grocery stores on Highway 32. Mr. Tolle specifically noted a parcel of land located east of the core of City and south Highway 32. Mr. Friend confirmed that the location remains available and is still zoned for commercial use. Mr. Tolle expressed concerns that new businesses may be hesitant to come to Orland due to the prevalence of Section 8 housing. He emphasized his preference for more step-up housing options rather than focusing solely on low-income housing.

Ms. Saint-Evens inquired about the City's obligations under the Regional Housing Needs Allocation (RHNA), to which Mr. Friend explained that while the City must make progress toward meeting its RHNA targets, there are currently no penalties to cities if those targets are not fully achieved. Ms. Saint-Evens also brought up the recent CHIP development and expressed her desire to see more middle-class housing options in Orland.

Commissioner Elliott thanked Mr. Enriquez for initiating the discussion with the Commission and addressed the issue of state control over the Housing Element. Chairperson Elliott noted that future opportunities with developers could potentially encourage master planning that incorporates walkable communities. However, he emphasized that such plans would depend on the developers' interest in pursuing this type of development.

COMMISSIONERS REPORTS

- **Commissioner Montague**: The Commission thanked the community for attending and reassured everyone that there is no retaliation by the Planning Commission regarding the Hive. Commissioner Montague reminded the audience that the Planning Commission serves primarily

in an advisory capacity, with a focus on planning matters, and emphasized the importance of staying within the Commission’s designated responsibilities. Commissioner Montague welcomed comments from the audience but reminded everyone that any issue they wish to discuss must be placed on the agenda. He emphasized his availability for questions and concerns, offering his phone number, and noted that there is currently an opening on the Planning Commission for those interested in serving.

- **Commissioner Lazorko**: Explained that items presented to the Planning Commission extend beyond the City’s administrative processes, including Conditional Use Permits (CUPs), Lot Line Adjustments (LLAs), and Variances. In these cases, the Planning Commission reviews, discusses, and makes recommendations to the Council.
- **Chairperson Nordbye**: Thanked the audience for coming and appreciated all feedback.

FUTURE AGENDA ITEMS

- (potential discussion item) OMC Parking Requirements (Terrie Barr – regarding OHB Hive)

ADJOURNMENT – 6:53 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson



CITY OF ORLAND PLANNING COMMISSION

MEETING DATE: October 17, 2024

TO: City of Orlando Planning Commission

FROM: Scott Friend, AICP – City Planner

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

Summary:

The proposed action is a Lot Line Adjustment where a portion of land is taken from one parcel and added to an adjacent parcel. Project applicants Jason and Lindsay Mower and Teri Scofield submitted a Lot Line Adjustment request involving two (2) existing parcels generally 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 proposed project would re-orient the property lines of the two (2) existing parcels, transferring approximately 451 sq. ft. from Parcel 2 to Parcel 1 (see **Attachment A – Proposed Lot Line Adjustments**).

The proposed lot line adjustment would modify the western-most lot line of Parcel 2 by shifting half of its rear lot line approximately 11 feet to the west of its existing location as seen in **Attachment A – Proposed Lot Line Adjustments**. The proposed lot line adjustment would modify the total square footage of Parcel 2 from the existing 7,035 sq. ft. to 7,486 sq. ft. and the existing 8,156 sq. ft. of Parcel 1 to 7,705 sq. ft. No new lots would be created with this action.

Parcel 1 (APN 041-020-024) is owned by *Shirley and Teri Scofield*, while Parcel 2 (APN 046-340-003) is owned by *Jason and Lindsay Mower*. Both parcels are occupied by single-family residences, are designated by the City of Orlando General Plan as Low Density Residential (R-L) land use designation and are within the R-1 (Residential One-Family Zone) zoning district. Surrounding the project site to the north, east, south, and west is land zoned R-1, with a land use designation of R-L.

Findings of Approval:

Setbacks within the R-1 zone are stated within Orland Municipal Code 17.20.070 and shall comply with the following:

- Front: twenty (20) feet
- Rear: twenty (20) feet
- Side: five (5) feet

The proposed lot line adjustment will maintain the setback requirements for both parcels. Lot requirements within the R-1 zone are as follows:

- Minimum lot area: 6,000 sq. ft.
- Minimum lot width: 60 feet
- Maximum building coverage: 40%

The proposed lot line adjustment will maintain consistency with the lot requirements stated within Section 17.20.050 of the Orland Municipal Code. Additionally, staff finds that the proposed lot line adjustment will not impact the zoning or land use designation of the two parcels.

Review Criteria:

The content, form, and processing requirements for Lot Line Adjustments within the City Limits are set forth in Orland Municipal Code (OMC) Title 16 *Subdivisions*, 16.12.070. The Subdivision Map Act (California Government Code Section 66410 *et seq.*) is the primary regulation for the subdivision of land in California. Pursuant to the Subdivision Map Act, proposed lot line adjustments between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, can be approved by the local agency so long as the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

State of California – Government Code:

California Government Code Section 66412(d) guides lot line adjustments at the local level:

A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities,

infrastructure, or easements. No tentative map, parcel map, or final map shall be required as a condition to the approval of a lot line adjustment.

The lot line adjustment shall be reflected in a deed, which shall be recorded. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code. A local agency shall approve or disapprove a lot line adjustment pursuant to the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920) of Division 1).

City of Orland Lot Line Adjustment Criteria:

OMC Section 16.12.070 states:

The planning commission may approve a lot line adjustment pursuant to Section 66412(d) of the California Government Code. The commission will require submission of a tentative map and other information it deems necessary to evaluate the proposed change and may impose such conditions as it deems necessary relative to such lot line adjustment and in response to current or proposed uses.

OMC Section 17.20.010 – Purpose and applicability [R-1 Residential One-Family Zone]

The residential one-family or R-1 zone is intended to be applied in areas of the city where topography, access, utilities, public services and general conditions make the areas suitable and desirable for single-family home development. This district permits a variable minimum lot size to be established upon zoning of the project site, as a means to provide greater variation in residential environments. The regulations of this chapter and the provisions of Chapter 17.76 shall apply in all residential one-family or R-1 zones.

Utilities

The project is located within the incorporated area of the City and can be, or is currently, adequately served by all required utilities and public services. Water and sewer are available in both Byron Way and Papst Avenue with adequate capacity to serve both parcels.

Environmental Determination:

Staff has reviewed the project to determine the required level of review under the California Environmental Quality Act (CEQA). Section 15315, *Minor Land Divisions*, of the CEQA Guidelines allow exemptions for certain actions that involve minor land divisions in “*urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.*” Based upon the application of these criteria, staff has determined that the

project meets the criteria for being *exempt* from further review under the California Environmental Quality Act (see **Attachment C – Notice of Exemption**).

Recommendation:

Staff recommends that the Planning Commission find that the project is categorically exempt from further review pursuant to the California Environmental Quality Act (CEQA) pursuant to Section 15315, *Minor Land Divisions* of the Public Resources Code and approve LLA#2024-01 as presented herein.

Staff recommends that the Planning Commission find that the project is categorically exempt from further review pursuant to the California Environmental Quality Act (CEQA) and, approve LLA#2024-01 as presented herein.

1. Accept report by staff;
2. Discussion;
3. Motion and vote.

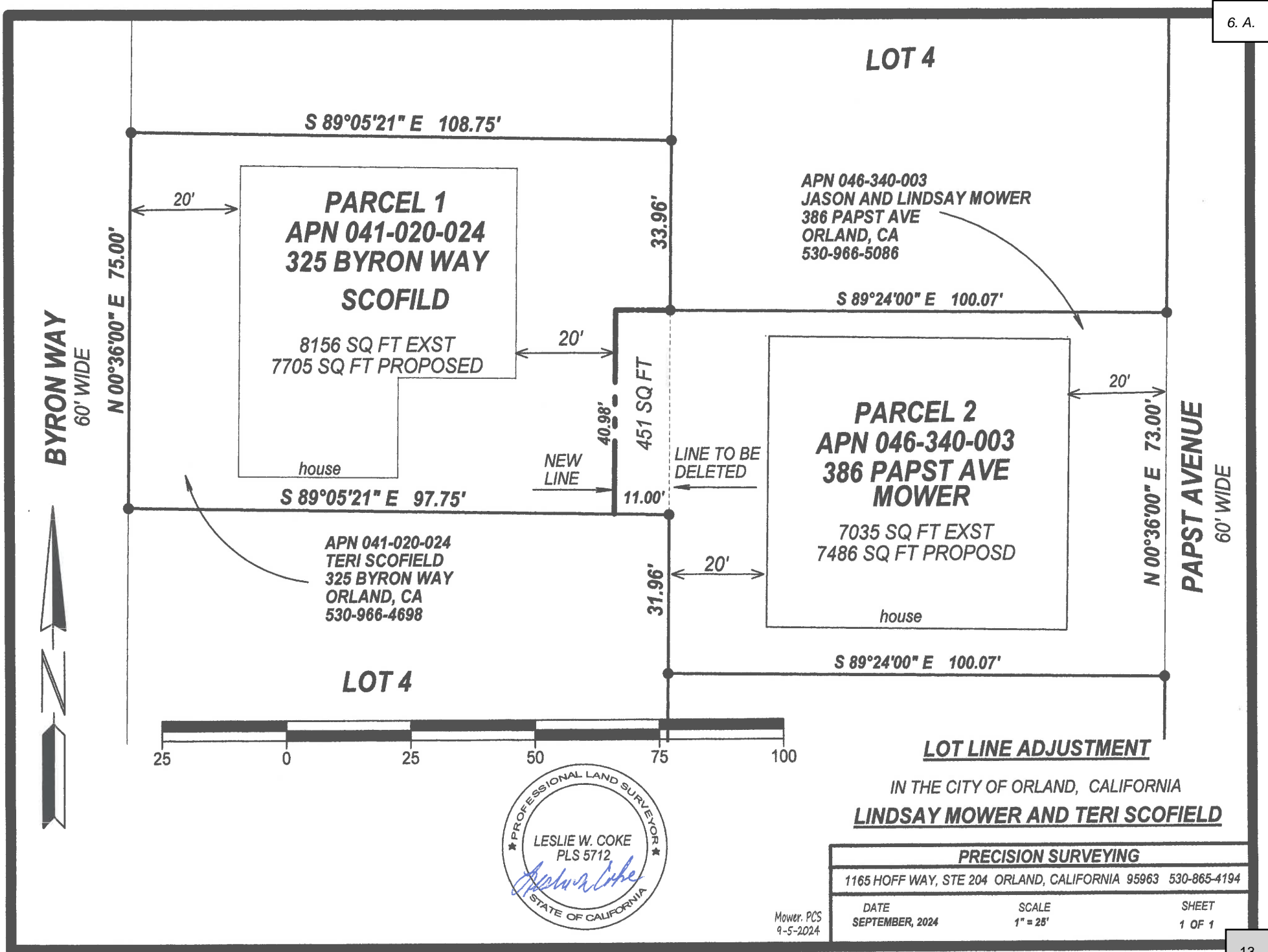
If the Planning Commission determines that it intends to approve the project as proposed and as described in this report, staff offers the following motion for the Commission’s consideration:

*1. California Environmental Quality Act:
Move 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.*

*2. Lot Line Adjustment:
Move that the Planning Commission approve Resolution 2024-XX approving Lot Line Adjustment #2024-01 as presented herein.*

ATTACHMENTS:

- **Attachment A – Proposed Lot Line Adjustment**
- **Attachment B – Conditions of Approval**
- **Attachment C – Notice of Exemption**
- **Attachment D – Planning Commission Resolution 2024-XX**



CONDITIONS OF APPROVAL
LOT LINE ADJUSTMENT #2024-01 (Mower & Scofield)

Assessor's Parcel Numbers: 041-020-024 and 046-340-003

Project location: North of Bryant Street, West of Papst Avenue, East of Byron Way, and South of Stony Creek Drive, in the City of Orland, Glenn County, CA 95963

Zoning: "R-1" (Residential One-Family Zone)

General Plan Land Use Designation: "R-L" (Low Density Residential)

Lot Line Adjustment #2024-01 (Mower & Scofield): A request to adjust one (1) lot line involving two (2) existing parcels of land 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 proposed action would modify the western-most lot line of parcel 046-340-003 by shifting it approximately 11' to the west of its existing location thereby adding approximately 451 square feet to parcel 046-340-003. No additional lots are being created or extinguished.

General Conditions of Approval:

1. The applicant shall file a Declaration of Acceptance of the following conditions by submitting a signed copy of the conditions to the Planning Department within ten (10) days of Planning Commission approval.
2. Failure to comply with the conditions specified herein as the basis for approval of application and issuance of permit constitutes cause for the revocation of said permit. Unless otherwise provided for in a special condition to this Use Permit, all conditions must be completed prior to or concurrently with the establishment of the granted use.
3. The use granted by this permit shall be established within one (1) year of the date of approval or the permit shall become null and void.
4. The applicant shall submit a check or money order in the amount of **\$100.00 made payable to the City of Orland** for the preparation of the Notice of Exemption from CEQA within five (5) days of the date of approval.
5. The applicant shall submit a check or money order in the amount of **\$50.00 made payable to the Glenn County Recorder's Office** for the fee to record the Notice of Exemption from CEQA within five (5) days of the date of approval.
6. Neither the applicant, or any agent nor representative of the applicant shall intentionally omit or misrepresent any material fact in connection with the application. Any alleged material misrepresentation shall constitute grounds for the City of Orland to commence a revocation hearing and constitute grounds to revoke the permit.
7. Minor changes to the approved use may be approved by the City Planner upon receipt of a substantiated written request by the applicant, or their respective designee. Prior to such approval, verification shall be made by each Department that the modification is consistent with the application, fees paid, and environmental determination as conditionally approved. Changes deemed to be major or significant in nature shall require a formal application for amendment by public hearing before the City Council.
8. The project applicant and/or contractor shall obtain all necessary business licenses and permits from the City and pay all appropriate fees for any required utilities modification, construction, and connection work associated with the project. Project shall also obtain permits all necessary and required building permits from the City of Orland Building Department and pay all appropriate fees for construction work to be undertaken as a result of this approval.

LLA#2024-01 (Mower & Scofield)**City of Orland Planning Commission Meeting – October 17, 2024**

Page | 2

9. If changes are requested to the plan or the Conditions of Approval, a Conditional Use Permit Amendment shall be required, with all applicable fees, and approved by the Planning Commission prior to implementing the changes.
11. No changes shall be made to any approved plan(s), which would alter the character of the site plan or the use of the property, without prior approval of the City Planner and City Engineer.
12. If changes are requested to the site plan, use of the building/space, or the Conditions of Approval, a Conditional Use Permit Amendment shall be required, with all applicable fees, and approved by the City Council, prior to implementing the changes.
13. No exterior storage of any materials, equipment, or vehicles is permitted in such a manner as to constitute a nuisance violation of the Orland Municipal Code.

Use/Site Specific Conditions of Approval:*Engineering -*

14. Parcels resulting from the lot line adjustment shall comply with Section 66412(d) of the Subdivision Map Act and conform to local zoning and building ordinances.
15. Deeds and plats (if needed) and appropriate checking fees shall be submitted to the City Engineer for review and approval, as evidenced by the recordation of a Certificate of Compliance by the City.
16. Any deed shall contain the following note: “The purpose of this deed is to effect Lot Line Adjustment No. 2024-01 as approved by the City of Orland Planning Commission on October 17th, 2024, and no additional parcels are thereby created. The scope of review of said lot line adjustment was limited as specified in Government Code Section 66412(d), and approval does not constitute assurance that future applications for building permits or other land use entitlements on the modified parcels will be approved by the City of Orland.”
17. Any plat shall contain the following note: “This plat does not constitute a legal description of the lots or parcels depicted and does not show all easements of record on or affecting said lots or parcels.”
18. Provide documentation from a title company of the applicant’s choice verifying any deed of trust affected has been partially re-conveyed or modified to reflect the lot line adjustment and to prevent the creation of any additional lot or parcel.
19. Prior to recordation of deeds, provide documentation verifying payment of taxes as specified in Article 8 of Chapter 4 of Division 2 of Title 7 of the Government Code, commencing with Section 66492.
20. No record of survey shall be required unless required by Section 8762 of the Business and Professions Code.

Statement of Acknowledgement:

I have reviewed the Conditions of Approval associated with the approval of LLA #2024-01 and acknowledge and consent to the Conditions as presented.

Signed,

Jason/Lindsay Mower, 386 Papst Avenue (Applicant/Landowner)

Date

Teri Scofield, 325 Byron Way (Applicant/Landowner)

Date

To: ■ Office of Planning and Research
 PO Box 3044, 1400 Tenth Street, Room 212
 Sacramento, CA 95812-3044

■ County Clerk
 County of Glenn
526 West Sycamore Street
Willows, CA 95988

From: (Public Agency) City of Orland
815 Fourth Street
Orland, CA 95963
 (Address)

Project Title: LLA #2024-01: Mower & Scofield

Project Location - Specific: North of Bryant Street, West of Papst Avenue, East of Byron Way, and South of Stony Creek Drive, in the City of Orland, Glenn County, CA 95963 (APNs: 041-020-024 and 046-340-003)

Project Location – City: Orland **Project Location – County:** Glenn

Description of Project: A request to adjust one (1) lot line involving two (2) existing parcels of land 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 proposed action would modify the western-most lot line of parcel 046-340-003 by shifting it approximately 11’ to the west of its existing location thereby adding approximately 451 square feet to parcel 046-340-003. The two (2) resulting lots will have the following acreage: 7,705 sq. ft. acres (Lot 1; from 8,156 sq. ft.), 7,486 (Lot 2; from 7,035 sq. ft.), respectively. Both parcels are occupied by single-family residences, are designated by the City of Orland General Plan as Low Density Residential (R-L) land use designation and are within the R-1 (Residential One-Family Zone) zoning district. No additional lots are being created or extinguished.

Name of Public Agency Approving Project:

City of Orland

Name of Person or Agency Carrying Out Project:

City of Orland

Exempt Status: (check one)

- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: §15315 Minor Land Divisions
- Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed Tentative Parcel Map is exempt from the California Environmental Quality Act under §15315, Minor Land Divisions. The exemption applies to certain actions that involve minor land divisions in “urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.” The project qualifies for a Class 1 exemption and no further environmental review is required.

Lead Agency

Contact Person: Scott Friend, AICP Area Code/Telephone/Extension: (530) 894-3469 ext. 13214

Signature: _____ Date: _____ Title: City Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: _____

Attachment C

**CITY OF ORLAND
PLANNING COMMISSION RESOLUTION #2024-__**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORLAND APPROVING LOT LINE
ADJUSTMENT #2024-01 (Mower & Scofield)**

WHEREAS, the property owners (*Jason & Lindsay Mower and Teri Scofield*), filed an application with the City of Orland to approve a Lot Line Adjustment to modify existing parcel lines affecting two (2) parcels located north of Bryant Street, west of Papst Avenue, east of Byron Way, and south of Stony Creek Drive on parcels further described as Glenn County Assessor’s Parcel Numbers 046-340-003 and 041-020-024; and

WHEREAS, the proposed lot line adjustment is consistent with the City of Orland General Plan of the R-L (Low Density Residential) land use designation; and

WHEREAS, the proposed parcel map conforms with the lot standards and setback requirements of the R-1 Residential One-Family zoning district; and

WHEREAS, it has been determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 “Minor Land Division”, a Class 15 exemption; and

WHEREAS, the Planning Commission heretofore makes the required Findings of Approval as identified in the staff report; and

WHEREAS, the Planning Commission is the appropriate authority to hear and take action on this project; and

WHEREAS, the project was considered at a legally noticed public meeting of the Commission.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Orland does hereby approve Lot Line Adjustment #2024-01 (Mower & Scofield).

The foregoing Resolution was adopted by the Planning Commission on the 17th day of October 2024 by the following vote:

AYES: Commission Members:

NOES: Commission Members:

ABSENT:

ABSTAIN:

Stephen Nordby, Chairman

ATTEST

Jennifer Schmitke, City Clerk