



ORLAND PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, June 25, 2026 at 5:30 PM
Carnegie Center, 912 Third Street and via Zoom

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

Commission: Stephen Nordbye | Sharon Lazorko
Vernon Montague | Tyler Rutledge | Daniel Louder

City Clerk: Jennifer Schmitke

City Staff: Lisa Lozier & Jake Morley, City Planners

Virtual Meeting Information:

<https://us02web.zoom.us/j/82886794302>

Webinar ID: 828 8679 4302 | **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 May 14, 2026

B. Approve Planning Commission Minutes from May 28, 2026

6. ITEMS FOR DISCUSSION OR ACTION

A. Lakewest Parkside Project – General Plan Amendment and Rezone of 5.7 acres (APN 041-262-028) of land at the southwest corner of South Street and Pabst Avenue - Jake Morley, City Planner

7. FUTURE AGENDA ITEMS

8. COMMISSIONER REPORTS

9. ADJOURN

CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on June 18, 2026.

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 SPECIAL MEETING MINUTES

Thursday, May 14, 2026

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, Commissioners Sharon Lazorko, and Vice Chairperson Vern Montague
Commissioner absent:	Commissioner Tyler Rutledge and Daniel Louder
Councilmember(s) present:	None
Staff present:	City Planner Lisa Lozier and City Clerk Jennifer Schmitke

ORAL AND WRITTEN COMMUNICATIONS:

Orland resident Jan Walker expressed concerns regarding the removal of trees throughout the community. Ms. Walker stated that she believes decisions regarding tree removal should involve an individual with expertise trees. She also provided the Commission with information regarding the Tree City USA program for consideration.

CONSENT CALENDAR

A. Approval of Planning Commission Minutes from April 9, 2026

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

STAFF REPORTS

A. 1) General Plan Amendment #2024-02 (Discussion and Action)

Amend the General Plan designation from (R-L) low density residential (6 dwelling Units per acre) to High Density Residential (25 dwelling units per acre)

2) Zoning Code Amendment #2024-02

Amend the current R-1 Single Family zone district to R-3 Multiple Family-Professional zone district. The R-3 Multiple Family-Professional zone district is consistent with the General Plan designation, High Density Residential.

City Planner Lisa Lozier presented a request on behalf of Lakeport Parkside LLC for a General Plan Amendment (GPA 2024-02) and Rezone (Z 2024-01) for Assessor's Parcel Number 041-262-028. The request would amend the General Plan land use designation from Low Density Residential (LDR) to High Density Residential (HDR) and change the zoning designation from Single Family Residential (R-1) to Multiple Family-Professional (R-3).

Ms. Lozier explained that the 5.7-acre project site was previously proposed for a 34-lot single-family residential development; however, that application was withdrawn in April 2024. Separate applications for the General Plan Amendment and Rezone were later submitted and had previously been continued by the Planning Commission.

Ms. Lozier reviewed the surrounding land uses, noting the Glenn County Fairgrounds to the north, undeveloped land to the south, light industrial property to the east, and residential development and Fairview Elementary School to the west. She discussed potential impacts associated with the adjacent Fairgrounds, including traffic, noise, lighting, dust, odors, security concerns, and late-night activities.

Ms. Lozier stated that the proposed amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), commonly referred to as the "general rule" exemption, as it can be seen with certainty that the proposal has no possibility of causing a significant effect on the environment.

The Commission was advised that there is currently no specific development project associated with the General Plan Amendment and Rezone request. The proposal would allow for a broader range of residential housing types, including single-family dwellings, duplexes, triplexes, fourplexes, and other multifamily residential developments consistent with the R-3 zoning district.

Ms. Lozier reviewed comments received from City departments. The Fire Department identified potential traffic impacts but noted that further comments would be project-specific. The Police Department expressed concerns regarding traffic circulation, ingress and egress, parking, and roadway widths on Papst Avenue and South Street due to existing traffic volumes. The City Engineer reported that adequate water and sewer capacity exists to serve the site, although sewer infrastructure improvements may be necessary. The City Engineer also noted that future development would be required to provide on-site stormwater detention and that additional traffic analysis would be advisable for any future development exceeding the density currently supported by existing traffic studies.

Ms. Lozier explained that while the proposed High Density Residential designation would allow densities of up to 25 dwelling units per acre, any future development application would be required to undergo review and comply with all applicable development standards, infrastructure requirements, and environmental regulations. She further noted that development exceeding the current Low Density Residential standards would likely require additional traffic analysis and potential roadway improvements.

Steve Butler, representing the applicant, requested clarification regarding the applicable design standards. City Planner Lisa Lozier explained that any future development would be subject to the Objective Design Standards contained in Chapter 17.18 of the Orland Municipal Code.

Mr. Butler briefly discussed the proposed project, stating that the intent was to develop a modest multifamily residential project on the site.

Orland resident Jan Walker stated that she believes the community is in need of additional mid-level housing and expressed opposition to the proposed zoning change.

Orland resident Christine Stifter asked what would occur if the project were approved but the developer did not ultimately construct the project as presented. She expressed concerns that lower-quality housing could be developed on the site in the future.

County resident Marilyn Ponci expressed concerns regarding the types of housing that could be permitted under the proposed zoning designation and stated that she was opposed to rezoning the property without a specific development plan being presented for review.

Commissioners asked questions regarding the proposed zoning designation, allowable density, and whether the property was identified in the current Housing Element. Commissioners also expressed concerns regarding the City's ability to maintain local control over future development should the zoning be changed.

Orland resident Rebecca Malin expressed concerns regarding increased traffic impacts in the area resulting from future development.

Mr. Butler stated that the applicant would like to table the item indefinitely and return at a future meeting after gathering additional information. He explained that the applicant would like the opportunity to provide a more detailed presentation to both the Planning Commission and the community.

Commissioners agreed that additional time and information would be beneficial and commented that a "slow yes is better than a fast no."

Following the discussion, the Planning Commission concurred with the applicant's request to continue the item to June 25, 2026 meeting.

- B. Tentative Parcel Map (TPM2026-01) (Discussion and Action) A proposal for a tentative parcel map to subdivide an approximately 0.92-acre property into 3 lots. Parcel 1 and parcel 2 would be approximately 10,956-square-feet and parcel 3 would be approximately 18,052 square feet. The Project site is located at 4440 County Road M1/2, Orland, CA 95963 (APN 041-061-004-000).

Planner Lisa Lozier presented the staff report for Tentative Parcel Map TPM2026-01, a request to subdivide an approximately 0.92-acre parcel located at 4440 County Road M½ (APN 041-061-004-000) into three parcels. Proposed Parcels 1 and 2 would each contain approximately 10,956 square feet, and proposed Parcel 3 would contain approximately 18,052 square feet.

Ms. Lozier explained that the project site is currently developed with a 1,500-square-foot single-family residence and three accessory structures. The intended future use of the newly created parcels would be single-family residential development.

Ms. Lozier reviewed the applicable provisions of the California Subdivision Map Act, noting that the proposed subdivision qualifies as a tentative parcel map and that the Planning Commission is authorized to approve, conditionally approve, or disapprove subdivisions that do not require a final map pursuant to Section 16.12.030 of the Orland Municipal Code. She stated that the subdivision conforms to the requirements of Chapter 16.28 relating to land divisions.

Ms. Lozier reported that the project site is located within the R-1 Residential One-Family zoning district. Each proposed parcel exceeds the minimum lot size requirement of 6,000 square feet for the R-1 district, and any future development on Parcels 1 and 2 would be required to comply with the development standards contained in Title 17.20 of the Orland Municipal Code. Ms. Lozier described the surrounding land uses, noting that agricultural uses are located to the north and east of the site, residential uses are located to the south and west, and County Road M½ provides access to the property. She stated that the proposed parcel sizes are compatible with the surrounding development pattern.

Ms. Lozier advised the Commission that the existing residence on proposed Parcel 3 is currently served by City water and sewer services, and that City water and sewer would also be available to proposed Parcels 1 and 2. Access for all three parcels would be provided directly from County Road M½.

Ms. Lozier further reported that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Minor Land Divisions, which applies to the division of property in urbanized areas into four or fewer parcels that conform with the General Plan and applicable zoning regulations.

Commissioners sought clarification regarding the proposed subdivision and, after discussion, indicated they had no further questions regarding the project.

ACTION: Commissioner Lazorko moved, seconded by Vice Chairperson Montague, approve Planning Commission Resolution 2026-01 and Exhibit A - Conditions of Approval and find that the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions). Motion carried by a voice vote, 3-0.

FUTURE AGENDA ITEMS

- Vice Chairperson Montague requested that a future agenda item be brought forward regarding AB507.

COMMISSIONERS REPORTS

- Commissioner Lazorko: Nothing to report.
- Vice Chairperson Montague: Nothing to report.
- Chairperson Nordbye: Thanked the community for attending the meeting.

ADJOURNMENT – 6:50 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson



PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, May 28, 2026

CALL TO ORDER – The meeting was called to order by Chairperson Stephen Nordbye at 5:31 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioners present:	Chairperson Stephen Nordbye, Commissioners Sharon Lazorko, Tyler Rutledge (arrived at 5:57 pm), and Vice Chairperson Vern Montague
Commissioner absent:	Commissioner Daniel Louder,
Councilmember(s) present:	Vice Mayor Enriquez
Staff present:	City Planner Lisa Lozier and City Clerk Jennifer Schmitke

ORAL AND WRITTEN COMMUNICATIONS: None

CONSENT CALENDAR

A. Approval of Planning Commission Minutes from April 9, 2026

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

ADMINISTRATIVE BUSINESS

Chairperson Nordbye requested that the item be moved later in the agenda to allow additional time for another Commissioner to arrive. He also disclosed that he would need to recuse himself from participation in the item due to owning property in the vicinity of the project site.

The Commission concurred with the procedural adjustment.

B. **Lot Line Adjustment #2026-01:** Review and approve the proposed Lot Line Adjustment at 525 Monterey Street (APN: 040-104-001)

City Planner Lisa Lozier presented a request from Black Diamond Holdings, LLC for a Lot Line Adjustment (LLA) involving two existing parcels located at 525 Monterey Street (APN: 040-104-001). Ms. Lozier explained that the property consists of two existing lots, each approximately 0.47 acres in size, located within the Limited Industrial (M-L) zoning district and designated Light Industrial/Commercial (I-L/C) in the General Plan.

Ms. Lozier stated that the proposed Lot Line Adjustment would shift the shared boundary between the two parcels by approximately 53 feet to the north. As a result, Lot 1 would increase in size from approximately 0.47 acres to 0.63 acres, while Lot 2 would decrease in size from approximately 0.47 acres to 0.32 acres. No new parcels would be created as part of the proposal.

Ms. Lozier reviewed the existing site conditions, noting that Lot 1 contains an approximately 8,000-square-foot automotive repair shop with associated parking, while Lot 2 is currently vacant and fenced. Access to Lot 1 is provided from Monterey Street, and access to Lot 2 is provided from Shasta Street. Surrounding land uses include light industrial uses in all directions except the west, which contains Community Commercial (C-2) uses.

Ms. Lozier explained the applicable regulatory requirements under the California Subdivision Map Act and Orland Municipal Code Section 16.12.070 governing Lot Line Adjustments. She noted that state law limits review to determining consistency with the General Plan, zoning regulations, and applicable codes, and that no new parcels may be created through a lot line adjustment.

Ms. Lozier further reviewed applicable zoning standards for the Limited Industrial (M-L) zone, including minimum lot width and setback requirements. She stated that the proposed adjustment would not result in any nonconformities and that both parcels would remain in compliance with applicable development standards. The existing automotive repair use on Lot 1 is a permitted use within the M-L zone.

Ms. Lozier informed the Commission that no public comments were received following the required public notice period and that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5 – Minor Alterations in Land Use Limitations), which includes minor lot line adjustments that do not result in the creation of new parcels.

The Planning Commission discussed the proposed Lot Line Adjustment and requested clarification regarding the rationale for the requested boundary modification. Commissioners asked whether the property owner had provided a specific reason for increasing the size of Lot 1. City Planner Lisa Lozier stated that the only information provided was that the adjustment was intended to accommodate the existing business located on Lot 1.

Commissioners also inquired about the recording process and associated fees for the Lot Line Adjustment. Ms. Lozier provided general information regarding the processing and recording requirements.

ACTION: Vice Chairperson Montague moved, seconded by Commissioner Lazorko to find that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guideline section 15305 (a) and to adopt PC Resolution 2026-02) approving LLA 2026-01 as proposed. Motion carried by a voice vote, 3-0.

C. Assembly Bill 507 – Adaptive reuse: Streamlining: Incentives

Ms. Lozier briefly provided informational comments regarding Assembly Bill 507 (AB 507), noting its relevance to housing program reporting and compliance requirements. She explained that the legislation relates to enhanced tracking and reporting of housing development information, particularly for projects involving affordability requirements and state housing program participation.

Vice Chairperson Montague expressed concerns regarding the implications of Assembly Bill 507 (AB 507), particularly as it relates to new residential development. He stated concerns about potential

limitations on local control and expressed apprehension regarding increased state-level mandates and requirements affecting how the City manages and regulates community development.

Commissioner Rutledge arrived 5:57 pm.

- A. Tentative Parcel Map, (TPM2026-02)** a proposal for a tentative parcel map to subdivide an approximately 01.2-acre property into 2 lots. Parcel 1 would be 22,267-square-feet and parcel 2 would be approximately 22,186-square-feet. The Project site is located at 217 East Walker Street, Orland CA 95963 (APN 041-121-017-000)

Commissioner Nordbye recused himself from the discussion and left the building, Vice Chairperson Montague took over the meeting.

City Planner Lisa Lozier presented Tentative Parcel Map TPM2026-01, a request to subdivide an approximately 1.2-acre parcel located at 217 East Walker Street (APN 041-121-017-000) into two parcels. Ms. Lozier explained that Parcel 1 would consist of approximately 22,267 square feet and Parcel 2 would consist of approximately 22,186 square feet.

Ms. Lozier stated that the project site is currently developed with two commercial buildings, approximately 3,664 square feet and 5,474 square feet in size, which were previously utilized as a fitness center and are currently vacant.

Ms. Lozier reviewed the requirements of the California Subdivision Map Act, explaining that the proposed division of the property constitutes a subdivision and that the Planning Commission is authorized to approve, conditionally approve, or deny tentative parcel maps that do not require a final map.

The Commission was advised that the property is located within the Community Commercial (C-2) zoning district. Ms. Lozier noted that both proposed parcels exceed the minimum parcel size requirements of the C-2 zone district and that any future development on the parcels would be required to comply with the development standards contained in the Community Commercial zoning regulations.

Ms. Lozier reviewed the surrounding land uses, noting commercial properties to the north, east, and west of the site along East Walker Street and residentially zoned properties to the south along East Colusa Street. She further explained that the existing structures are currently served by City water and sewer services. Access to the site is currently provided from East Walker Street, and the proposed Parcel 2 would also have access from East Colusa Street.

Ms. Lozier informed the Commission that the project had been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions), which applies to the division of property in urbanized areas into four or fewer parcels when the division is consistent with the General Plan and applicable zoning regulations.

Vice Chairperson Montague opened the public hearing at 6:20 pm.

Mr. Butler shared that the applicant accepted the conditions of approval.

Commissioner Lazorko asked if the applicant had any plans. Mr. Butler stated no.

Vice Chairperson Montague closed the public hearing at 6:22 pm.

ACTION: Vice Chairperson Montague moved, seconded by Commissioner Lazorko to approve Planning Commission Resolution 2026-02 and Exhibit A - Conditions of Approval and find that the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions). Motion carried by a voice vote, 3-0.

FUTURE AGENDA ITEMS

- Discussion on lot line adjustments

COMMISSIONERS REPORTS

- Commissioner Lazorko asked if this would be Ms. Lozier’s last meeting with the Planning Commission. Ms. Lozier responded that June would be her final meeting.
- Commissioner Rutledge had nothing to report.
- Vice Chairperson Montague thanked Ms. Lozier for the informational report regarding Assembly Bill 507 (AB 507).
- Chairperson Nordbye had nothing to report.

ADJOURNMENT – 6:28 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson



CITY OF ORLAND STAFF REPORT

MEETING DATE:

TO: City of Orland Planning Commission

FROM: Jake Morley, City Planner

SUBJECT: **Lakewest Parkside Project – General Plan Amendment and Rezone of 5.7 acres (APN 041-262-028) of land at the southwest corner of South Street and Pabst Avenue.**

BACKGROUND:

On May 14, 2026, the Planning Commission held a public hearing for the Lakewest Parkside project consisting of 5.7 acres located at the southwest corner (APN 041-262-028) of South Street and Pabst Avenue, directly south of the Glenn County Fairgrounds located at 1310 Pabst Avenue project which consists of:

General Plan Amendment (2024-02)

Amend the General Plan designation from Low Density Residential (6 dwelling units per acre) to High Density Residential (25 dwelling units per acre).

Rezone (2024-02)

Rezone the subject property from R-1 Single Family zoning district to R-3 Multiple Family Zoning district to be consist with the proposed General Plan Amendment.

During the public hearing, the applicant requested and the commission granted a continuance on the project so that additional information may be brought forward at June 25, 2026, Planning Commission hearing.

On June 16, 2026, the applicant’s representative has requested an additional continuance (see Attachment A) so that the applicant team can discuss the proposed project internally further.

RECOMMENDATION:

Staff recommends that the Planning Commission open the public hearing, accept public testimony, and then formally continue the hearing to July 26, 2026 Planning Commission hearing date to be held at the City of Orland Council Chambers at 912 3rd Street.

ATTACHMENTS

- A. Applicant Continuance Request dated June 16, 2026

PRECISION SURVEYING

1165 Hoff Way, Suite 204
Orland, CA 95963

Phone 530-865-4194

Mobile 530-624-1053

June 16, 2026

Jennifer T. Schmitke
City Clerk
City of Orland
815 Fourth Street
Orland, CA 95963

Subject: General Plan Amendment #2024-02, Zone Code Amendment #2024-02.

On behalf of Lakeport Parkside, LLC (Owner) and myself (Applicant Representative) we hereby request that the above mentioned General Plan Amendment and Zone Code Amendment be continued to the July 2026 Planning Commission meeting.

Sincerely,

Steven Butler

Steven Butler
Precision Surveying

cc: Frank Schellinger
Joe Ripple
Les Coke
Jake Morley