

## CITY COUNCIL

Bruce T. Roundy, Mayor  
Jeffrey A. Tolley, Vice-Mayor  
Dennis Hoffman  
William "Billy" Irvin  
Chris Dobbs

## CITY OFFICIALS

Janet Wackerman  
City Clerk

Leticia Espinosa  
City Treasurer

# CITY OF ORLAND

INCORPORATED 1909

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## CITY MANAGER

Peter R. Carr

Meeting Place: Carnegie Center  
912 Third Street  
Orland CA 95963

## AGENDA

### REGULAR MEETING, ORLAND PLANNING COMMISSION

Thursday, November 18, 2021

5:30 P.M.

This meeting will be conducted pursuant to the provisions of the  
Governor's Executive Orders N-25-20 and N-29-20  
which suspends certain requirements of the Ralph M. Brown Act.

Public comments are welcomed and encouraged in advance by emailing the City Clerk at  
jwackerman@cityoforland.com or by phone at (530) 865-1601 by 5:00 p.m. on the day of the meeting.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ORAL AND WRITTEN COMMUNICATIONS

#### Citizen 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. Public is advised to limit discussion to one presentation per individual. While not required, please state your name and address for the record. (Oral communications will be limited to three minutes).

5. APPROVAL OF THE MINUTES FROM August 19, 2021

## 6. PUBLIC HEARINGS

### A. Tentative Parcel Map and Conditional Use Permit: TPM 2021-01 and CUP 2021-01

- 1) The proposed action is the approval of a tentative parcel map that would subdivide a 0.99-acre parcel into three (3) parcels. The three resultant lots will be approximately 12,575 sq. ft. (resultant parcel 1), 10,009 sq. ft. (resultant parcel 2), and 16,913 sq. ft. (resultant parcel 3). The property is currently vacant/undeveloped and has a General Plan Designation of R-L - Low Density Residential. The property is zoned "P-D" - Planned Development. Pursuant to Orland Municipal Code Section 17.60, a use permit is required for project approval in the Planned Development Zone. The applicant plans to develop the three resultant parcels with 2 single-family homes and one duplex (4 units total). The County Assessor's Parcel Number on the site is 040-170-006 (0.99 AC± lot).

The Proposed action is categorically *exempt* from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15315 (Minor Land Division) as the project consists of the division of property into four or fewer parcels and is in conformance with the general plan and zoning, no other variances or exceptions requiring environmental review are required, and all required services and access to the proposed parcels to local standards are available. The proposed Conditional Use Permit is categorically *exempt* from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed tentative subdivision map or approval of the conditional use permit would have a significant effect on the environment.

- ### B. Adoption of Prezoning – PZ 2021-01 for the property addressed 4309 County Road KK, Orland CA 95963 (APN 040-380-015).
- Specifically, the property's zoning would be zoned R-1 (Residential One-Family). The City of Orland General Plan designates the site with the R-L - Low Density Residential land use designation.

**Annexation: ANNEX 2021-01 - Authorization to staff to file the annexation application with the Glenn County Local Agency Formation Commission (LAFCo).** Proposal to annex one parcel, totaling approximately 1.28 acres, to the City of Orland. The property is located at 4309 County Road KK, Orland CA 95963 (APN 040-380-015). This proposal would allow the City of Orland to provide municipal services to the subject property. The property is currently developed and occupied with one (1) single-family home. No additional development is proposed as part of this project. The City of Orland General Plan designates the site with the R-L - Low Density Residential land use designation.

The Proposed actions are categorically *exempt* from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319, *Annexations of existing facilities and lots for exempt facilities*, as the proposal involves the annexation of an existing developed parcel, and Section 15061(b)(3), the General Rule as the prezoning action will not include physical development and will leave the parcel with similar zoning as currently exists in the unincorporated county.

- ### C. General Plan Amendment: GPA 2021-01
- The City is proposing to amend its General Plan Safety Element and Circulation Element to further its efforts in establishing compliance with recent State legislation. City's General Plan Safety Element is being amended to address climate adaptation and resiliency strategies, environmental justice, and to identify new information relating to flood and fire

hazards in compliance with State law as updated by recent legislation. The Circulation Element is being amended to address the California Complete Streets Act and to include information on recent changes in the way transportation impacts are measured under the California Environmental Quality Act (CEQA). The Planning Commission will hold a public meeting to consider the General Plan Amendment and staff report, and then provide recommendations to the City Council

The Proposed action is categorically *exempt* from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed General Plan Amendment would have a significant effect on the environment, and therefore the proposed revision is not subject to CEQA.

**D. General Plan Amendment GPA 2021-02 (2021-2029 Housing Element Update):** State law requires General Plan Housing Elements be updated on eight-year cycles, and the Element must be reviewed and approved by the California Housing and Community Development Department (HCD). The current Housing Element was adopted by City Council in 2014 and expires in 2021. The updated Housing Element will cover the planning period from 2021 to 2029. The foundation of the Housing Element is the Regional Housing Needs Allocation (RHNA), which is the amount of housing the state (HCD) determines a given region must accommodate. For the 2021-2029 cycle, the City of Orland must demonstrate that it has sufficient capacity to accommodate 247 more housing units (62 very low income, 31 low income, 44 moderate income, and 110 above moderate-income housing units).

Housing Tools has prepared a Draft Housing Element that includes analysis required by state law, including the following: 1) goals, policies, and programs; 2) existing demographics and housing characteristics; 3) constraints on housing production; 4) a fair housing assessment; 5) a review of the effectiveness of the 2014 Housing Element; and 5) an inventory of sites available to accommodate housing.

The Project is exempt from the CEQA Guidelines 14 Cal, Code, Regs Section 15061 (b) (3) because it can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment as set forth in Section 21080.17 of the Public Resources Code, The Project is further exempt pursuant to 14 Cal. Code Regs Section 15162 (a) of the CEQA Guidelines.

**7. Lot Line Adjustment #2021-01 (Parker)**

A request to adjust the lot lines of three (3) existing parcels South of Lateral 40, North of East Tehama St. and West of Rd. M 1/2 (APN: 041-050-014, 041-050-018, 041-050-019) to result in three (3) parcels. No additional lots are being created. Parcel 1 would be 2.13 acres; Parcel 2 would be 5.22 acres and Parcel 3 would be 4.52 acres.

Environmental Review: Staff recommends that the Planning Commission determine that the proposed action is *exempt* from further CEQA review pursuant to Section §15315, Minor Land Divisions, a class 15 CEQA exemption.

**8. STAFF REPORT**

A. Department Activity Report (verbal)

**9. COMMISSIONER REPORTS**

**10. ADJOURN**

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CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on November 15, 2021.

A complete agenda packet is available for public inspection during normal business hours at City Hall, 815 Fourth Street, Orland, CA.

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 at (530) 865-1601 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.