

PLANNING COMMISSION MINUTES
March 16, 2023

1. Call to Order – The meeting was called to order by Chairperson Stephen Nordbye at 5:30 PM.

2. Pledge of Allegiance

3. Roll Call:

Commissioner’s present –	Chairperson Stephen Nordbye, Commissioners Sharon Lazorko, Michelle Romano, and Vern Montague
Commissioner’s absent -	Vice Chairperson Wade Elliott
Councilmember present -	Councilmember McDermott
Staff present-	City Planner Scott Friend; City Engineer Paul Rabo; Public Works Director Ed Vonasek and City Clerk Jennifer Schmitke

4. ORAL AND WRITTEN COMMUNICATIONS

Citizen Comments – None

5. CONSENT CALENDAR

Approval of Prior Minutes: February 16, 2023

ACTION: Chairperson Nordbye moved, seconded by Commissioner Romano to approve consent calendar as presented. Motion carried unanimously by a voice vote, 4-0.

6. PUBLIC HEARING

Variance: VAR 2022-04 – La Corona Mexican Restaurant (1002 Sixth Street).

City Planner Scott Friend presented a request to approve a Variance pursuant to Orland Municipal Code Chapter 17.84 for reduction in the amount of required parking spaces at an existing lot identified as 1002 Sixth Street, La Corona Mexican Restaurant (APN# 040-243-001). Mr. Friend stated that the subject parcel is designated as Commercial (C) on the Orland General Plan land use diagram and zoned C-2, Community Commercial Pursuant to Orland Municipal Code (OMC) Chapter 17.40. Mr. Friend explained that the Galvan’s (La Corona Restaurant owners) would like to expand the outdoor dining facility toward the street, which will eliminate five (5) parking spaces in the front of the restaurant (Four (4) standard stalls and one(1) accessible stall).

Mr. Friend explained that in the Orland Municipal Code (OMC) section 17.76.100[B][8] dining facilities are required to have one (1) parking space for each four seats or one space for each 200 square feet of floor area. The site currently has 9 onsite parking space and technically would need 18. Mr. Friend shared a photograph of the site showing where the patio extension would be added and where the parking spaces would be in front of the restaurant as well as where patrons could park on the street around the restaurant.

Mr. Friend shared that the Planning Commission must make the following findings pursuant to the OMC section 17.84.020:

1. The variance is in conformance with the City of Orland General Plan;
2. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the same vicinity and zone;
3. A Variance is necessary for the applicant to preserve and enjoy a substantial property right equal to that right possessed by other property owners under like conditions in the same vicinity and zone. The granting of the requested major variance will not be materially detrimental to the public health, safety, convenience, and welfare or injurious to the property improvements in the same vicinity and zone in which the property affected is located and will not be contrary to the intent of the city of Orland general plan.

Commissioner Romano asked if there was on-street parking allowed on Sixth Street. Mr. Friend stated that there is not parking on Sixth Street in front of this restaurant.

Chairperson Nordbye asked about the other two buildings that are located on the same site as the restaurant. Ms. Galvan shared that one building is a home and the other building is a carport.

Commissioner Lazorko asked if there would be any barriers or structures around the outdoor eating section to protect patrons from accidents. Mr. Friend shared that this project does not require any special type of barricading and that the action being considered was only for the parking Variance. Mr. Friend noted that the physical structure design would require a separate review at a later date.

Chairperson Nordbye opened the Public Hearing at 5:39 PM.

With no comments, Chairperson Nordbye closed the Public Hearing at 5:39 PM.

Commissioner Montague shared concerns about setting trends related to parking for future businesses but also stated he is pro-business and supports any business owner making their business more successful.

Chairperson Nordbye stated the owner knows what they need to provide for their customer base and didn't that they wouldn't ask for something that would be detrimental to their business.

ACTION: Chairperson Romano moved, seconded by Commissioner Montague that the Planning Commission determine that the project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Section §15301, Existing Facilities, and approve the request making the required findings for the action, and approve the requested Variance (V#2022-04). Motion carried, 4-0 by a voice vote.

7. ITEMS FOR DISCUSSION

Mr. Friend shared that he invited the City Engineer Paul Rabo and Director of Public Works Ed Vonasek to the meeting to be a resource, to help with the conversation and answer any questions the Commission may have regarding streets in town.

Mr. Friend spoke to the Commission about Complete Streets, explaining that Complete Streets are streets that are designed to meet the needs of all users, whether they walk, bike, drive or use public transit. Mr. Friend explained the importance of Complete Streets, giving examples of what Caltrans says are benefits of complete streets which include:

- Increased transportation choices

- Economic Revitalization
- Improved Return on Infrastructure Investments
- Livable Communities
- Improved Safety for all Users
- More Walking and Bicycling to Improve Public Health
- Greenhouse Gas Reduction and Improved Air Quality

Mr. Friend shared that in 2008, Governor Schwarzenegger passed the California Compete Streets Act (AB 1358) requiring every city and county in California to include Complete Streets policies as part of any substantial revision to the circulation element of their general plans. Mr. Friend stated that the City of Orland embraced the idea and amended the circulation element of the general plan to engage the concept. Mr. Friend explained that text was added, street standards were modified, goals, objectives and policies were added to the framework to show that the City's element captures the essence of what complete streets are supposed to be, which is to providing services for all users.

Mr. Friend spoke about Congress directing the Federal Highway Administration (FHWA) to lay groundwork for the adoption of a Complete Streets model in 2021 and about Caltrans and Complete Street (Director's Policy-37) where any transportation projects funded or overseen by Caltrans will provide comfortable, convenient, and connected Complete Streets facilities for people walking, biking and taking transit.

Mr. Friend spoke about SB 743, which was passed in 2013 sharing that it updated the way transportation impacts are measured in California for new development projects, making sure they are built in a way that allows Californians more options to drive less. Mr. Friend stated SB 743 is often referred to as the Complete Streets act for California. Mr. Friend explained that the Act amended the way that projects were analyzed in the California Environmental Quality Act (CEQA). Mr. Friend noted that the Act required a new method of analyzing traffic called Vehicle Miles Traveled or VMT. Mr. Friend shared that currently Orland lacks the infrastructure to implement a 15% reduction to current per capita VMT emissions and the City would need to implement their own VMT assessment guidelines in order to meet CEQA guidelines.

Commissioner Romano expressed her thoughts and research she has done on Complete Streets. Commissioner Romano shared her ideas and sketches she drew on making the City's streets more pleasant and allowing pedestrians and bicyclists to feel safer on the streets and sidewalks.

Commissioners and staff discussed streets they felt would benefit from bike lanes, restriping, trees in roadways and talked about grant and funding options that the Commission could possibly look into to help with project.

Alex Enriquez, Orland resident, expressed his thoughts on complete streets and spoke about SB932, which requires cities and counties to identify high-injury streets and intersections in it General Plan and prioritize safety improvements to reduce traffic collisions. Mr. Enriquez also shared funding options that the Commission may want to look into such as Safe Streets and Roads for all grant program (SS4A).

The Planning Commission decided to review current City street standards and requirements and continue the Complete Street conversation at the next planning meeting. Mr. Rabo recommended to the

Commission to look up the City of Davis and City of San Jose for examples of multimodal traffic examples.

8. STAFF REPORT

Mr. Friend updated the Commission on the Department of Water Resources (DWR) project that City staff is currently working on.

9. COMMISSIONERS REPORTS

- Chairperson Nordbye nothing to report.
- Commissioner Romano nothing to report.
- Commissioner Montague nothing to report.
- Commissioner Lazorko recommended the street behind South Street Deli be one street that gets restriped. Mr. Vonasek shared that the road is a private road and Mr. Friend stated maybe the City can reach out to the owner.

10. FUTURE AGENDA ITEMS

The Commission was in consensus that they would like to talk about roundabouts and more complete streets at the next Commission meeting.

11. ADJOURNMENT – 6:59 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson