



ORLAND PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, September 21, 2023 at 5:30 PM
Carnegie Center, 912 Third Street and Via Zoom

P: (530)-865-1600 F: (530) 865-1632

Commission: Stephen Nordbye | Wade Elliott

Sharon Lazorko | Vernon Montague | Michelle Romano

City Officials: Jennifer Schmitke, City Clerk | Leticia Espinosa, City Treasurer

Virtual Meeting Information:

<https://us02web.zoom.us/j/81939862749>

Webinar ID: 837 1767 5293 | 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. Approval of Prior Minutes: August 17, 2023 (Pg.3)
6. ITEMS FOR DISCUSSION OR ACTION
 - A. Building Heights (Discussion/Direction)(Pg.6)
7. STAFF REPORTS (Verbal Update)
8. COMMISSIONER REPORTS
9. FUTURE AGENDA ITEMS
10. ADJOURN

CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on September 18, 2023.

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 audio 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 MINUTES
August 17, 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, Vice Chairperson Wade Elliott, Commissioners Sharon Lazorko, Michelle Romano, and Vern Montague
- Commissioner’s absent - None
- Councilmember(s) present - Councilmember John McDermott
- Staff present - City Planner Scott Friend and City Clerk Jennifer Schmitke

4. ORAL AND WRITTEN COMMUNICATIONS

Citizen Comments - None

5. CONSENT CALENDAR

Commissioner Lazorko presented a correction to be made to the June 15, 2023 minutes. The Commission agreed with the corrections and staff stated that the corrections would be made before taking the minutes to City Council.

ACTION: Vice Chairperson Elliott moved, seconded by Commissioner Lazorko to approve consent calendar with the correction to June 15th's minutes. Motion carried unanimously by a voice vote, 5-0.

6. PUBLIC HEARING

City Planner Scott Friend presented to the Commission an amendment to a previously approved Conditional Use Permit (CUP #2022-05) for the erection of a “Pole Sign” on an existing parcel identified as 4473 Commerce Lane. The parcel is currently in the process of being developed as a Maverik-branded Fueling Center. The subject parcel is designated Commercial (C) on the General Plan land use map and is in the C-H (Highway Service Commercial) zoning district.

Mr. Friend shared that there was a modified recommendation based upon the submittal of information that had occurred following the publication of the staff report package. Mr. Friend noted that the staff recommendation contained in the staff report was for the denial of the request as it was originally submitted. Mr. Friend noted that based upon the submittal of a new proposal occurring after the staff report was published, staff is modifying the recommendation from denial and to approval. This is based on the elimination of the request for a second freeway pole sign. The new request consists of a request to approve four elements to include: 1) the movement of the previously approve freeway pole sign location on the site; 2) a style change on the freeway monument pole sign from a “flat face” to a “V shaped “sign configuration, 3) a request for an “H shaped” fuel pricing sign and, 4) one additional directional sign.

Chairperson Nordbye asked for the Maverik representative to come forward and speak. Mr. Paul Heywood from the Maverik company shared that Maverik was sorry for the inconvenience and last-minute change from the single pole sign to the “H shaped” sign and expressed that the characterization of the changes being sought was accurately presented by staff.

Commissioner Lazorko asked for a refresher on where the signs would be located on the property. Mr. Friend explained where the proposed “H shaped” fuel pricing sign was to be located and where the “V shaped” freeway monument pole sign would be location using a site plan map.

Chairperson Nordbye opened the Public Hearing at 5:42 PM.

No public comments were offered during the public hearing and staff noted that no written comments were received. Chairperson Nordbye closed the Public Hearing at 5:42 PM.

Vice Chairperson Elliott moved, seconded by Commissioner Romano that the Planning Commission approve the proposed amended project site plan with changes effecting the four signage modifications identified by staff to include the relocation of previously approved 100-foot freeway monument sign, the allowance of a design modification to the aforementioned freeway monument sign to a “V shaped” presentation, the allowance of an “H style” sign for the pricing structure for the fuel prices and the approval of one additional on-site directional sign.

The motion to approve the requested signage modifications included the determination that the request is exempt from CEQA pursuant to Government Code Section 15061. Motion carried by a voice vote, 5-0.

7. STAFF REPORT

A. Following from City Council meeting presentations

Mr. Friend updated the Commission that the Council reviewed the building heights contained in the Orland Municipal Code (OMC) and directed that the Commission review the existing OMC building height standards at their September 21st meeting for their adequacy and bring their findings back to Council. Mr. Friend indicated that this item will be placed on the meeting agenda of the Planning Commission for the month of September.

B. Quiet Creek California Environmental Quality Act (CEQA)

Mr. Friend shared that proposed Quiet Creek Tentative Subdivision Map located on the northeast side of town was currently out for public review as part of its mandatory 35-day public review period. Mr. Friend explained that the public review period has been open for a week and indicated that he has not yet received any comments from the public as a result of the public circulation period. Mr. Friend stated that this item would come before the Commission most likely in November 2023.

C. Follow up about Money for Roads

Mr. Friend clarified a question that was asked at a prior Planning Commission meeting regarding whether the City gave City money to the County money for the purchase of buses.

8. COMMISSIONERS REPORTS

- Chairperson Nordbye shared that he had the opportunity to go on a ride along with the Orland Police Department.
- Commissioner Romano shared that she believes the town is excited about the new McDonalds. Stated that she likes the new additions/renovations on the library roof and patio area, with the exception of the new dumpster enclosure (sharing the placement is not ideal)
- Vice Chairperson Elliott nothing to report.
- Commissioner Montague nothing to report.
- Commissioner Lazorko nothing to report.

9. FUTURE AGENDA ITEMS

Building Height Review

10. ADJOURNMENT – 5:58 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson



CITY OF ORLAND STAFF REPORT
MEETING DATE: September 21, 2023

TO: City Of Orland Planning Commission

FROM: Scott Friend, AICP, Contract Planner

SUBJECT: Building Heights (Discussion/Direction)

BACKGROUND:

The Orland City Council has requested that the Planning Commission review and consider the provisions of each Zoning district in the Orland Municipal Code relative to the appropriateness of permitted building height provisions contained within each Zoning district.

DISCUSSION:

At its second meeting of August, the Orland City Council requested that the Planning Commission review and consider the adequacy of the building height provisions contained within each of the zoning districts contained in the Orland Municipal Code.

Based upon that direction, the Planning Commission is requested to review the provisions of each of the codified zoning districts in the City’s Municipal Code focusing on the provisions associated with building height(s) and be prepared to discuss feelings and opinions of the adequacy of the existing standards at the regular Planning Commission meeting scheduled for Thursday, September 21st.

Based upon a review of the existing building height standards and applying both best practices and considering the standards of the City of Orland versus the standards contained in the Zoning Codes of cities of similar size and/or geographical distribution, staff believes that the standards in the Orland Municipal Code (Title 17 – Zoning) are acceptable and adequate for the purposes for which they were adopted.

ENVIRONMENTAL ANALYSIS AND DETERMINATION: Not applicable.

RECOMMENDATION: No recommendations are being made.

City Zoning Height Comparison

Zoning Type	Residential					Commercial					Industrial				Public
City of Orland															
Zoning District	R-1 Residential One-Family	R-2 Residential Two-Family	R-3 Residential Multiple Family-Professional			C-1 Neighborhood Commercial	C-2 Community Commercial	C-H Highway Service Commercial	DT-MU Downtown Mixed Use		M-L Limited Industrial	M-H Heavy Industrial		P-F Public Facilities	
Maximum Height	35 ft.	35 ft.	45 ft.			35 ft.	45 ft.	45 ft.	None		50 ft.	75 ft.		None	
City of Willows															
Zoning District	R-1 Single-Family Residential	R-2 Two-Family Residential	R-3 High Density Residential	R-P Multiple Residence-Professional Office		CC Central Commercial	CG General Commercial	CH Highway Commercial	E Entryway		ML Light Industrial	MH Heavy Industrial		PF Public Facilities	
Maximum Height	30 ft.	30 ft.	30 ft. without a use permit and 50 ft. with use permit	30 ft. without a use permit and 50 ft. with use permit		50 ft.	35 ft.	35 ft.	30 ft.		50 ft.	50 ft.		None	
City of Corning															
Zoning District	R-1 Single-Family Residence	R-2 Single Family/Multi-Family Residential	R-3 Neighborhood Multi-Family Residential	R-4 General Multi-Family Residential		C-1 Neighborhood Business	C-2 Central Business	C-3 General Commercial			M-1 Light Industrial	M-2 General Industrial	M-L Limited Manufacturing	MF Industrial Frontage	P-Q Public Or Quasi-Public Use
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.		30 ft.	50 ft.	50 ft.			50 ft.	50 ft.	40 ft.	35 ft.	None
City of Red Bluff															
Zoning District	R-1 Single-Family Residential	R-2 Two-Family Residential	R-3 Neighborhood Apartment	R-4 General Apartment	RE Rural Residential Estates	C-1 Neighborhood Commercial	C-2 Central Business	C-3 General Commercial	FC Freeway Oriented Commercial	HC Historic Commercial	M-1 Light Industrial	M-2 General Industrial	P-I Planned Industrial		P-A Public Agency
Maximum Height	35 ft.	35 ft.	40 ft.	50 ft.	35 ft.	35 ft.	50 ft.	60 ft.	50 ft.	50 ft.	50 ft.	60 ft.	50 ft.		50 ft.