Council Member Tolle

Restoring Local Control

Statewide goals. Local consequences.

- Meaningful input from the people who live here
- Neighborhood compatibility and public accountability
- A constructive discussion about the balance of authority

WHO SHOULD HAVE A MEANINGFUL VOICE IN HOW PROJECTS FIT ORLAND?

Council Member Elliott

A decade of shifting authority

2015	2016–21	2022–24	2025–26
Drought-era rules	**Housing approvals**	**Expanded streamlining**	**Additional changes**
AB 1 limited certain local landscape enforcement during drought emergencies.	ADU reforms, SB 35 and SB 9 created streamlined or ministerial pathways.	AB 2011 and SB 423 expanded qualifying approval pathways.	AB 130 and SB 131 modified aspects of CEQA and housing review.

The broad trend: more state-defined pathways for qualifying projects. Lawful local standards still apply.

Council Member Tolle

What this means for Orland

WOODWARD FAMILY APARTMENTS

Building scale, sightlines and neighborhood compatibility

YOUTH & FAMILY WELLNESS CENTER

Site selection, jurisdiction and commercial land-use tradeoffs

TRANQUILITY PLACE

Operations, site suitability and business-district compatibility

LAKEWEST PARKSIDE

Rezoning decisions and future approval pathways

Council Member Elliott

Local consequences. Local voices.

Orland is not Los Angeles, San Francisco or Silicon Valley.

- Neighborhood appearance and compatibility
- Infrastructure, circulation and site suitability
- Commercial opportunities and long-term tax base
- Lawful public review, conditions and accountability



ONE-SIZE-FITS-ALL POLICY CAN OVERLOOK LOCAL KNOWLEDGE.

Council Member Tolle

Development in context



Youth & Family Wellness Center

Construction underway — jurisdiction and land-use choices



Lakewest Parkside Parcel

Undeveloped site — rezoning and future pathways

Weigh both project benefits and local tradeoffs — jurisdiction, land use and opportunity cost.

Council Member Elliott

Neighborhood scale & privacy



What should local review consider?

- Building height and massing
- Setbacks and sightlines
- Privacy and neighboring homes
- Public input and lawful standards

Council Member Tolle

A constructive next step

1. Refer the issue to the Planning Commission
2. Review the California Cities for Local Control model resolution
3. Examine relevant state laws and Orland-specific examples
4. Develop a proposed resolution for future joint consideration

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