

CITY COUNCIL

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CITY OF ORLAND

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Assistant City Manager/City Clerk
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Meeting Place: Carnegie Center
912 Third Street
Orland, CA 95963

AGENDA
REGULAR MEETING, ORLAND PLANNING COMMISSION

Thursday, April 19, 2018

5:30 P.M.

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 MARCH 15, 2018.**

PUBLIC HEARING – TO BE CONTINUED - Conditional Use Permit (CUP) – Olivarez Honey Bees Inc., Representative: Terri Barr (CUP #2018-01). A public hearing to consider a request for a Conditional Use Permit (CUP) to permit the establishment and use on an existing structure located at 714 Sixth Street for Special Events (Social Hall) and to permit the small-scale production of Honey Mead (Meadery) associated with the facility. The proposed project site is designated with the C-Commercial land use designation on the City’s General Plan land use diagram and is

zoned with the C-2, Community Commercial zone district. The property is owned by Olivarez Raymund Jr. and Tammy Joint Trust as is assigned the Assessor's Parcel Number of 040-183-003.

The subject parcel is designated *Commercial (C)* on the City's General Plan land use diagram and is zoned with the C-2, *Community Commercial* zone district. Pursuant to Orland Municipal Code (OMC) Section 17.40.040, *Conditional Uses Requiring Use Permits* and Section 17.80, *Use Permits*, the Planning Commission may consider the granting permission of permission to use property "*for any use for which a use permit is permitted or required by these regulations, or for any use which, while not specifically enumerated in these regulations, is, in the opinion of the planning commission, similar to and compatible with the uses permitted in the zone in which the subject property is situated.*"

The project has been determined to be *exempt* from further CEQA review pursuant to PRC Section 15301, *Existing Facilities* as the project involves only the permitting of a land use type at an existing structure whereby the use would otherwise be permitted by the City Code in a similar form and function.

7. ITEMS FOR DISCUSSION OR ACTION

- a. Zoning Code Text Amendment - Freeway Monument Signs
 - Discussion and Input regarding draft Code Amendment text
- b. Zoning Code Text Amendment – Electronic/Digital Signage
 - Discussion and Input regarding draft Code Amendment text
- c. Zoning Code Text Amendment Accessory Buildings/Structures
 - Discussion and Input regarding draft Code Amendment text

8. STAFF REPORT

Department Activity Report.

9. COMMISSIONER REPORTS

10. ADJOURN

CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on April 13, 2018.

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

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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 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.

PLANNING COMMISSION MINUTES
March 15, 2018

1. **Call to Order** - Chairwoman Lazorko at 5:30 PM
2. **Pledge of Allegiance** - Commissioner Vickers
3. **Roll Call:**
 - Commissioners Present** - Chairwoman Sharon Lazorko, Steven Crane, Stephen Shoop, Doris Vickers.
 - Commissioner Absent** - Wade Elliott,
 - Others Present:**
 - Staff present** - City Planner Scott Friend, and Secretary Ann Butler

4. ORAL AND WRITTEN COMMUNICATIONS. None.

5. APPROVAL OF THE MINUTES FROM January 18, 2018.

Commissioner Crane made a motion to accept the minutes as written, seconded by Chairwoman Lazorko. Upon a unanimous vote the motion was approved. (Ayes-Crane, Lazorko, Vickers, Shoop. Noes-None; Absent- Elliott.) Motion carried 4-0.

6. PUBLIC HEARINGS

None

7. ITEMS FOR DISCUSSION OR ACTION

Mr. Friend engaged the Planning Commissioners in a discussion regarding new California Laws and Legislation important to the Commission.

2018 Work Plan General Plan

Mr. Friend discussed items that the Commission may want to consider as part of the 2018 Commission work program. Mr. Friend noted that he will likely be proactively bringing a number of the following items directly to the Commission during the coming year.

1. Update Land Use and Zoning Consistency Amendment to General Plan to the Plan Development District.
2. The State has passed legislation for Cities to change the way to analyze traffic flow on the roadways, from Level of Service (LOS) to Vehicle Miles Traveled (VMT). Amend the transportation element in the Land Use Program to VMT analysis.

3. Electronic sign modification to the City's Sign Code to Allow Digital Sign Code for commercial signage along side freeway, a priority.
4. Real Estate Zoning Land Use Development. Discuss its flexibility to General Plan.

Mr. Friend invited the Commission to add further elements to the Work Plan for consideration at any time.

Presentation and discussion on new Housing Legislation/CEQA.

Mr. Friend provided a brief informational update to the Commission regarding recent legislation and State law changes.

1. Assessor Building Units. Allows landowners to build assessor units in the back yard to help address the housing deficiency issue in California and also to help landowners. The City will need to amend our accessory dwelling unit program to comply with new State Housing Legislation.
2. Legislation changes now require that restrooms at public places must be at no charge, and single use restrooms must be available for all genders to use.
4. All users of a right-of-way must comply with the regulations that it is for the Public's health, safety & welfare property.
5. CEQA will be required to evaluate VMT as opposed to LOS by the year 2020 change in more detail.
6. City of Orland's Annual Report has been submitted to the State.

8. STAFF REPORT

- Staff has been told that the development plans for the La Quinta Hotel construction are still active and the intent for the project to proceed is still alive.
- The City has received a request for the City to Annex approximately 120 acres on the West-side of I-5.
- Pending applications on multiple annexation projects that are proceeding individually.
- Simplot Growers has applied to expand their existing facility to the south onto a vacant parcel. Additional annexation to Co Rd 20 would be required and the plan indicates intent to build a rail spur for the operation of the facility.
- There are 3 inquires on the reuse of vacant commercial businesses on Walker Street.

9. COMMISSIONER REPORTS

None

10. ADJOURN – 6:53

Respectfully submitted,

Ann Butler, Secretary

Sharon Lazorko, Chair