

CITY COUNCIL
Bruce T. Roundy, Mayor
Dennis G. Hoffman, Vice Mayor
James Paschall, Sr.
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CITY OF ORLAND

INCORPORATED 1909

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CITY OFFICIALS
Angela Crook
Assistant City Manager/City Clerk
Pamela Otterson
City Treasurer

CITY MANAGER
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Meeting Place: Carnegie Center
912 Third Street
Orland, CA 95963

AGENDA **REGULAR MEETING, ORLAND PLANNING COMMISSION**

Thursday, November 17, 2016

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 SEPTEMBER 15, 2016.**
6. **ITEMS FOR DISCUSSION OR ACTION**
 1. Project Status updates.
 2. Discuss Westside Annexation (Enz and Ide Street).
 3. Discuss freeway signs.
 4. Discuss art/murals.

7. STAFF REPORT

Department Activity Report.

8. COMMISSIONER REPORTS

9. ADJOURN

CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on November 14, 2016.

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 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
September 15, 2016

1. Call to Order - The meeting was called to order by Vice-Chairman Elliott at 7:00 PM
2. Pledge of Allegiance - Commissioner Crane
3. Roll Call: Commissioners Present - Vice-Chairman Wade Elliott, Steve Crane, Doris Vickers and Sharon Lazorko

Commissioners Absent - Chairman Stephen Shoop
Others Present - City of Orland Mayor, Bruce Roundy, Scott Arbuckle, Applicant, Gary Harris Applicant Representative

Staff present - Scott Friend, City Planner and Ann Butler, Secretary

4. ORAL AND WRITTEN COMMUNICATIONS

Citizen Comments – Mayor Bruce Roundy, 339 Yolo Street. Measure A is proposed sales tax revenue that will benefit the City of Orland’s public safety. If passed, the city’s sales tax will be raised one-half percent, 7.5% to 8%. This 8 percent sales tax is comparable to surrounding cities and 100% of the revenue stays local and our annual sales tax revenue will increase by 50%. The City Council has dedicated the first \$300,000.00 to Fire, which will provide funding of new ladder truck and replacement fire equipment. Revenues above that will be shared with police department and public works department. Measure A is on the November ballot as a General sales tax for public safety. This measure needs only 50% +1 to be passed by Orland voters. Mayor Roundy added that Orland is aging with infrastructure problems that need attention. Measure A revenue will address these problems. Mayor Roundy asked for Commissioners to support and discuss Measure A to their friends and neighbors.

A Town Hall meeting for Measure A will be held at Orland High School Career Center, Tuesday, October 11, 2016, a 6PM for all to attend.

5. APPROVAL OF THE MINUTES FROM August 18, 2016

Upon motion made by Commissioner Vickers and seconded by Commissioner Crane the minutes of the meeting of August 18, 2016 were unanimously approved as presented. The motion carried with Commissioners Elliott, Crane, Vickers and Lazorko voting in favor of the motion.

6. PUBLIC HEARING –

1. **Tentative Parcel Map TPM#2016-02 (Arbuckle-Harris):** A request by Scott and Kathryn Arbuckle, Property Owners, to subdivide an existing parcel of land approximately 1.22 acres in size and described as Glenn County Assessor’s Parcel Number 045-100-127 into seven (7) individual parcels having an overall average project lot size of 7,600 square feet (lot sizes ranging from 6,840 sq. ft to 9,775 sq. ft.) Property is located at the northeast corner of Almond Way and 8th Street. Parcel is currently occupied by various vacant outbuilding/shops and was previously occupied by a single family dwelling that was

removed as a result of a fire event. Access to the subject parcel can be taken from Almond Way (south); 8th Street (west); and Apricot Circle (north). The City of Orland General Plan designates the site with the *RL-Residential Low Density* (up to 6 du/ac.) land use designation and is zoned with the *R-1 – Residential One Family zoning district*. No specific plan of development has been submitted on the site at this time. Based upon a review of the project application and an evaluation of the project site, the City has determined that the project meets the criteria for application of a *Class 32, In-fill Development Project* Categorical Exemption from further review pursuant to the California Environmental Quality Act (CEQA).

Vice-Chairman Elliott introduced the item and asked City Planner Friend for the Staff report.

City Planner Friend presented the proposed amendment, explained the details of the proposed action and indicated that staff is recommending the Planning Commission recommend approval. This does not go before the City Council. City Planner Friend stated that Scott Arbuckle is the applicant and owner of the parcel. This property meets requirements as a parcel map, streets are fully dedicated, sidewalks are in, there is access to public water and sewer, the lots are in access of minimum acreage, and the 7 lots have frontage to a public street. Attachments B Conditions of Approval and Attachment C Findings of Approval TPM#2016-02.

Staff recommends approval of the tentative parcel map subject to conditions.

Vice-Chairman Elliott opened and closed the Public Hearing at 7:25pm. There were no public comments.

California Environmental Quality Act: Commissioner Crane moved, seconded by Commissioner Vickers that the Planning Commission determines that the project is exempt from further review under the California Environmental Quality Act (CEQA) pursuant of Section §15332, Infill Development Projects and approves Resolution 2016-02 approving Tentative Parcel Map #2016-02 as presented subject to the Findings and Conditions of Approval as Attachments B and C. The motion carried with Commissioners Elliott, Vickers, Lazorko, and Crane voting in favor, Commissioner Shoop absent.

Tentative Parcel Map: Commissioner Crane moved and seconded by Commissioner Vickers that the Planning Commission approve Resolution 2016-02 approving Tentative Parcel Map #2016-02 as presented subject to Attachment C: Findings of Approval, and Attachment B: Conditions of Approval. The motion carried with Commissioners Elliott, Vickers, Lazorko, and Crane voting in favor. Commissioner Shoop was absent.

1. **Conditional Use Permit CUP#2016-03:** A request by Gary Harris, Business and property owner, to allow for the operation of an automotive repair shop at 1114 6th Street, Assessor Parcel 040-244-017. The parcel is located in the C-2, Community Commercial zoning district and designated C – Commercial in the Orland General Plan. The project

site is surrounded by commercial uses to the north and south, residential on the west, and Highway 99 on the east. Vehicle access to the site is provided off 6th Street. The current use of the property is an automotive detailing/car restoration business. As proposed, the applicant would utilize the existing shop and office building, carport, paint booth, and parking areas. No additional construction is proposed with this request. Pursuant to Orland Municipal Code Section 17.40.040, automotive repair and sales is permitted in the C-2 zone subject to an approved Use Permit. Based upon review of the project application and an evaluation of the project site, the City has determined that the project meets the criteria for application of a Class 1, Existing facilities Categorical Exemption from further review pursuant to the California Environmental Quality Act (CEQA).

Vice-Chairman Elliott introduced the item and asked City Planner Friend for the Staff report

City Planner Friend presented the proposed amendment, explained the details of the proposed action and indicated that staff is recommending the Planning Commission recommend approval. This property is designated C – Commercial in the Orland General Plan and is located in the C-2 Community Commercial zoning district operation of Gary's Diesel Repair Shop an automotive repair, service and sales facility at 1114 6th Street. The property will utilize the existing shop, office building, carport, paint booth, and parking areas. Vehicle parking accommodates ADA Accessible parking. Applicant is adding sales component to the Permit. City water and sewage are in. Attachments D: Required CUP Findings #2016-03 and Attachment E: Notice of Exemption for CUP #2016-03.

Open and closed public hearing at 7:39PM. There was no public comments.

Commissioner Crane asked if Towing needed a CUP, City Planner Friend stated that it did not.

The applicant representative, Gary Harris mentioned to the Commission that the business has outgrown his current location at 5th and Suisun in Orland, which has been over five years. The business is expanding and now he is in need of another employee. There will be more room for more employees to service diesel trucks, and service the fire trucks for Orland, Artois, Hamilton City, and Capay. Bigger shop bigger location.

Commissioner Elliott stated the CUP is in perpetuity, a transferable right when a CUP is granted. Rights of perpetuity sales, service, repair, towing, painting, etc. is a transferable right and will continue if the property is sold.

California Environmental Quality Act (CEQA): Move that the project is Categorical Exempt from further environmental review pursuant to CEQA, Section 15301, Existing Facilities, a Class 1 exemption.

Conditional Use Permit: Move to approve Planning Commission Resolution PC 2016-03, approving CUP #2016-03 subjects to conditions of Approval provided as Attachment D: Required CUP Findings #2016-03 and Attachment E: Notice of Exemption for CUP #2016-03.

Commissioner Vickers moved, and seconded by Commissioner Lazorko to approve Planning Commission Resolution PC 2016-03, approving Conditional Use Permit application CUP #2016-03 as presented subject to Attachment D: Conditions of Approval and Attachment E: Findings of Approval.

The motion carried with Commissioners Elliott, Vickers, Lazorko, and Crane voting in favor. Commissioner Shoop was absent.

7. ITEMS FOR DISCUSSION OR ACTION

There were no items.

8. STAFF REPORT

- City Planner Friend stated the Police dept is busy making sure that Public and Environmental health permits are in place with the vendors who have fruit stands popping up around town.
- The Planning Commission new meeting time will begin at 5:30PM in October.
- Monday, September 26, Code amendments go to City Council for temporary signage content. There will be a meeting soon with Cal-Trans on freeway signs.
- Property annexation is underway on the Westside of I5.
- CEQA process has begun for Hotel.
- Many plans are in for review at the Building department for new construction.

9. COMMISSIONER REPORTS

Commissioner Crane was contacted by Arts Commissioner Rae Turnball on the city's overall art work on the buildings. The Arts Commission would like more involvement in having input into color design on the buildings. The Art Commission wants the City to have more authority in the color scheme of our historical city. Staff is aware of these concerns and a copy of the Sign Ordinance was sent to her.

10. ADJOURNMENT - 8:00 PM

Respectfully submitted,

Ann Butler, Secretary

Wade Elliott, Vice-Chairman