

CITY COUNCIL

Dennis G. Hoffman, Mayor
Bruce T. Roundy, Vice Mayor
James Paschall, Sr.
Charles Gee
Salina Edwards

CITY OF ORLAND

INCORPORATED 1909

815 Fourth Street
ORLAND, CALIFORNIA 95963
Telephone (530) 865-1600
Fax (530) 865-1632



CITY MANAGER
Peter R. Carr

CITY OFFICIALS

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

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

AGENDA
REGULAR MEETING, ORLAND PLANNING COMMISSION

Thursday, January 19, 2017

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. **ELECTION OF COMMISSION CHAIR AND VICE CHAIR.**
6. **APPROVAL OF THE MINUTES FROM DECEMBER 15, 2016.**
7. **PUBLIC HEARING**

1. **Tentative Parcel Map TPM2017-01 (Ramos):** A request by Ramon and Carrie Ramos, Property Owners, to split an existing parcel of land approximately 0.37 acres in size and described as Glenn County Assessor's Parcel Number 040-033-017 into two (2) individual parcels having an average lot size of 8,100 square feet (lot sizes

ranging from 7,800 sq.ft. to 8,500 sq.ft). The subject property is located on the northeast corner of Suisun and Fourth Streets. The subject parcel is currently developed with a single-family residence, addressed off of Suisun Street, and a multi-family residential duplex, which is addressed off of Fourth Street. Access to the subject parcel can be taken from Suisun Street or Fourth Street.

The City of Orland General Plan designates the site with the *RM- Residential, Medium Density* (up to 10 du/ac.) land use designation and is zoned with the *R-2 – Residential Two-family* zoning district. No new construction has been proposed as part of this entitlement. Staff is recommending that the Planning Commission determine that the project is exempt from further environmental review pursuant to Section §15061(b)(3) and Section §15301, Existing Facilities, a class 1 CEQA exemption, of the California Environmental Quality Act Guidelines.

8. ITEMS FOR DISCUSSION OR ACTION

Walker Street Streetscape Design – Melton Group

9. STAFF REPORT

Department Activity Report.

10. COMMISSIONER REPORTS

11. ADJOURN

CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on January 13, 2017.

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.

CITY OF ORLAND

PLANNING COMMISSION ITEM #: 6.

MEETING DATE: January 19, 2017

TO: Planning Commission Members

FROM: Angela Crook, Assistant City Manager/City Clerk

SUBJECT: Planning Commission minutes - December 15, 2016

At time of publishing agenda, staff had not received final copy of minutes.
A copy will be provided as soon as it is received.



CITY OF ORLAND Staff Report

TO: **City of Orland Planning Commission**
FROM: Scott Friend, AICP – City Planner
MEETING DATE: January 19th, 2017; 5:30 p.m.
Carnegie Center, 912 Third Street, Orland, CA 95963

SUBJECT: **Tentative Parcel Map (TPM) #2017-01: Ramos**

A request to divide an existing 0.37 acre parcel on the northeast corner of Suisun Street and Fourth Street (APN: 040-033-017) into two parcels with an average lot size of 8,100 square feet.

Environmental Review: Staff recommends that the Planning Commission determine that the proposed action is categorically *exempt* from further CEQA review pursuant to Section §15301, Existing Facilities, a class 1 CEQA exemption, and Section §15061(b)(3), general rule exemption.

Summary:

The proposed project is a request by Ramon and Carrie Ramos, Property Owners, to divide an existing parcel of land approximately 0.37 acres in size and described as Glenn County Assessor's Parcel Number 040-033-017 into two parcels with an average lot size of 8,100 square feet (see **Attachment A – Ramos Tentative Parcel Map**). Access to the project site can be taken from either Suisun Street or Fourth Street. No new construction or improvements are proposed or required at this time. The City of Orland General Plan designates the site with the MDR – Medium Density Residential land use designation and is zoned with the R-2 – Two Family Residential zoning district.

Discussion:

The applicant, Ramon Ramos, is proposing a Tentative Parcel Map to divide an existing 0.37 acre (16,117 sqft.) parcel into two separate lots. The subject parcel is developed with a single family house addressed 320 Suisun Street, and a duplex unit addressed 131 Fourth Street. All existing structures are to remain, and no additional construction is proposed.

The proposed parcels are located in an established residential (R-2) zoning district and bounded by Suisun Street on the south and Fourth Street on the west. There is existing water, sewer, gas, and electricity services available to all parcels. Curb, gutter and sidewalk improvements currently exist along the parcel frontages. No street or right-of-way dedications have been required or are necessary as a result of the proposed action.

Review Criteria:

The content, form, and processing requirements for Parcel Maps within the City Limits are set forth in Orland Municipal Code (OMC) Title 16 *Subdivisions*. The Subdivision Map Act (California Government Code Section 66410 *et seq.*) is the primary regulation for the subdivision of land in California. Pursuant to the Subdivision Map Act, proposed subdivisions of land into four or fewer parcels that are to be sold, leased or financed require a *Parcel Map*, as opposed to a Tentative and Final *Subdivision Map*.

State of California – Government Code:

California Government Code Section 66473.5 guides subdivisions at the local level:

No local agency shall approve a tentative map... unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1, or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1.

A proposed subdivision shall be consistent with a general plan or a specific plan only if the local agency has officially adopted such a plan and the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan.

In addition, California Government Code Section 66474 requires that findings be made to support approval or denial of a Map. These findings have been included in this report and are added as **Attachment C**.

City of Orland Zoning Ordinance:

The subject parcel is located within the City of Orland R-2, Two Family Residential zoning district. In guiding the nature of development, each zone district defines lot requirements for new development. The minimum lot area in the R-2 zone is 6,000 square feet for interior lots and 7,000 square feet for corner lots.

As proposed on the parcel map, Parcel 1 is an interior lot located and addressed off Fourth Street, having a lot size of approximately 7,800 square feet. Parcel 2 is situated on the corner of Suisun and Fourth Streets, and proposes a lot size of 8,515 square feet. As submitted, the proposed parcel map is consistent with the R-2 district lot size requirements with the exception of one; a 70 foot lot width for corner lots required by OMC Section §17.24.050(B). Proposed Parcel 2 demonstrates a lot width of 65.5 feet on both the east and west boundaries, approximately 4.5 feet short of the minimum width standard.

However, the City's Municipal Code permits the Planning Director certain allowances for modifications to lot dimensions within identified parameters. As discussed in §17.84.080, *Minor Alterations in Land Use Limitations*, the Planning Director is permitted to reduce or expand land use limits of not more than 15 percent. As the proposed lot width for Parcel 2 is approximately 6.5-percent short of the minimum standard,

the Planning Director has approved the request for a reduced corner lot width. For the specific language and code excerpts, see **Attachment D**.

City of Orland Subdivisions Ordinance:

The OMC Section 16.16.090 outlines what the Planning Commission shall consider when reviewing a Tentative Parcel Map as listed below with staff's analysis:

1. The planning commission shall consider each tentative map with accompanying statements and documents, the committee report, related department and agency reports to determine whether the map is confirmative with the provisions of the law, this title, with the then existing general and specific plan standards and proposals and being consistent with good planning and engineering practice.

Per the procedures outlined in OMC Chapter 16.16 for the submission and review of parcel maps, the City Engineer has reviewed the proposed Parcel Map and has determined that the map meets all City requirements as to the required form of a Parcel Map and the requirements for the processing of Parcel Map as required by the OMC, and has recommended that conditions of approval be attached to the proposed Map to ensure consistency with City requirements should the Commission decide to approve the project (see **Attachment B – Conditions of Approval**). The City Planner has also reviewed the project for consistency with the Orland Municipal Code and development regulations and has found that the Parcel Map is consistent with the General Plan and the OMC.

2. The planning commission shall consider also such measures as will promote and protect the public health, safety, comfort, convenience and general welfare, and the environmental values and other assets and conditions making for excellence of residential, commercial, industrial, recreational and other developments.

The Tentative Parcel Map is consistent with the density and intensity standards as specified in the Orland General Plan. The proposed lot size is consistent with the development regulations for the R-2 zoning district. As further described in the Environmental Determination section below, staff has determined that the project is exempt from further environmental review. The proposed Parcel Map is located on a previously developed residential parcel that has no value as habitat for endangered, rare, or threatened species, and will result in no significant effects related to traffic, noise, air quality, or water quality. Subject to the Conditions of Approval, implementation of the project will not affect the public health, safety, comfort, convenience, and/or general welfare.

Environmental Determination:

Staff has reviewed the project to determine the required level of review under the California Environmental Quality Act (CEQA). The proposed Tentative Parcel Map is exempt from the California Environmental Quality Act under §15061 (“General Rule” exemption) and §15301 – Existing Facilities. The exemption applies to certain actions that involve “negligible or no

expansion of an existing use” and have no potential to adversely impact the existing environment. Based upon the application of these criteria, staff has determined that the project meets the criteria for a Class 1 exemption from further review under the California Environmental Quality Act (see **Attachment E – Notice of Exemption**).

Recommendation:

Staff recommends that the Planning Commission find that the project is exempt from further review pursuant to the California Environmental Quality Act (CEQA); adopt the required findings (**Attachment C**); and, approve TPM#2017-01 subject to the Conditions of Approval (**Attachment B**).

Staff recommends the following process for the consideration of this matter:

1. Accept report by staff;
2. Open the public hearing and take public testimony;
3. Close the public hearing and initiate consideration of the project; and
4. Motion and vote.

If the Planning Commission determines that it intends to approve the project as proposed and as described in this report, staff offers the following motion for the Commission’s consideration:

1. California Environmental Quality Act:

Move that the Planning Commission determine that the project is exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Sections §15061(b)(3) and 15301, Existing Facilities.

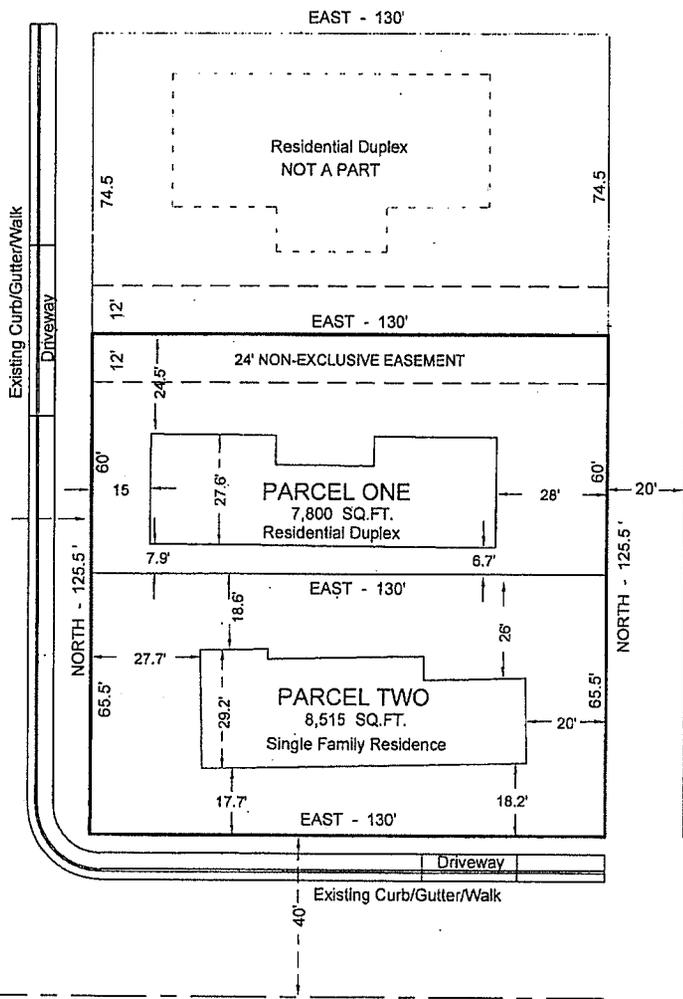
2. Tentative Parcel Map:

Move that the Planning Commission approve Resolution 2017-01 approving Tentative Parcel Map #2017-01 as presented subject to the Findings and Conditions of Approval included as Attachments C and B.

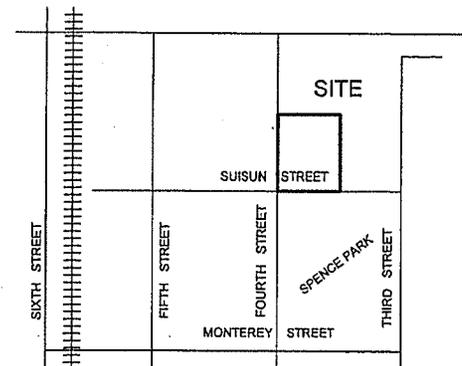
ATTACHMENTS:

- **Attachment A – Ramos Tentative Parcel Map**
- **Attachment B – Conditions of Approval for TPM#2017-01**
- **Attachment C – Findings of Approval for TPM#2017-01**
- **Attachment D – Administrative Variance 2016-01 letter**
- **Attachment E – Notice of Exemption**
- **Attachment F – Planning Commission Resolution 2017-01**
- **Attachment G – TPM#2017-01 Application**

FOURTH STREET



SUISUN STREET



LOCATION MAP NOT TO SCALE

APN 040-033-017

TENTATIVE PARCEL MAP

BEING PARCEL TWO AS SHOWN ON BOOK 13 OF PARCEL MAPS, AT PAGE 7, ALSO BEING A PORTION OF BLOCK 2 OF THE SPENCE ADDITION TO THE TOWN OF ORLAND, SITUATE IN THE CITY OF ORLAND, COUNTY OF GLENN, STATE OF CALIFORNIA.

NOVEMBER 2016

SCALE 1" = 30'

FOR

RAMON and CARRIE RAMOS

131 4th. STREET and 320 SUISUN STREET



11-21-2016

Thomas E. Harris

THOMAS E. HARRIS
 LAND SURVEYOR
 908 SIXTH STREET, ORLAND, CA. 95963

SHEET 1 OF 1 SHEETS

3121-16

**CITY OF ORLAND
CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP#2017-01 - RAMOS**

230 Suisun Street and 131 Fourth Street, Assessor's Parcel Number: 040-033-017

Approved Use: Tentative Parcel Map resulting in two new parcels from the lot identified as APN: 040-033-017 in the City of Orland, CA.

Conditions of Approval:

General -

1. Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the City prior to recording the Parcel Map.
2. Owner or an agent of Owner shall satisfy, and the project shall meet, all applicable requirements provided by federal, state, and local laws, City of Orland Municipal Code, City of Orland Land Division Standards, City of Orland Development Requirements, City of Orland General Plan, and regulations including the requirements provided by the Subdivision Map Act (Government Code Section 66410).
3. Pursuant to section 66474.9 of the California Government Code, the subdivider shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the County, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the Planning Commission or City Council concerning this subdivision, which action is brought within the time period provided for in Section 66499.37. The City shall promptly notify the applicant of any such claim, action or proceeding and shall cooperate fully in the defense of the action. If the City fails to so notify the applicant or to cooperate fully in the defense, the applicant shall not be obligated by this condition.

Public Works Department -

4. The property shall be subdivided in substantial compliance with the conditionally approved Tentative Parcel Map. Any substantive changes prior to recordation of the Parcel Map shall require review and approval by the Planning Commission.
5. All future infrastructure improvements shall be designed and constructed in conformance with the City of Orland "Land Division Standards and Improvement Standards" and the Caltrans Improvement Standards, latest edition. The developer shall have a registered engineer prepare and submit construction details, plans and profiles, grading plans, typical sections and project specifications prior to commencement of any construction within Caltrans right-of-way.
6. Developer shall pay all actual city attorney and city engineer fees incurred in the review of this project.

7. Prior to issuance of a building permit for any future development on either of the two parcels, all utilities serving the parcels shall be installed underground and meet the design standards of the service provider.
8. Prior to issuance of a building permit for any future development on either of the two parcels, any conflicting, existing utilities shall be relocated at the applicant's expense.

Planning Department:

9. Owner/applicant shall apply for and receive all permits deemed necessary from the City of Orland Engineering, Public Works, and Building Departments, wherever applicable. This action involves the division of land only. No construction is approved with this action.
10. All subsequent development shall comply with the City of Orland land division, land development and zoning standards.

CITY OF ORLAND
PLANNING COMMISSION FINDINGS OF APPROVAL FOR
TENTATIVE PARCEL MAP#2017-01 - RAMOS
230 Suisun Street and 131 Fourth Street, Assessor's Parcel Number: 040-033-017

Findings of Approval for TPM#2017-01:

1. *The proposal will not have a significant adverse impact on the environment and the project has been determined to be exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 of CEQA Guidelines.*

In accordance with the State CEQA Guidelines, as developed under Public Resources Code Section 21084, the project has been determined to be categorically exempt from further environmental review pursuant to Section 15301 of the State CEQA Guidelines. The project involves the division of one parcel into two parcels. In addition, the project is in conformance with the General Plan and zoning regulations and all services are available to the parcel. Approval of the project would not allow for any use or development of the property not otherwise already allowed without the approval of a discretionary action by the City.

2. *Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map if it makes any of the following findings:*

- a. *That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

The proposed map is consistent with the density/intensity standards as specified in the Orland General Plan and shall be made to be consistent with City General Plan policies upon implementation of the project Conditions of Approval.

- b. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

The division of land is consistent with the density/intensity standards of the Orland General Plan and is consistent with the document.

- c. *That the site is not physically suitable for the type of development.*

The site is a fully developed parcel physically suitable for the development. The applicant is proposing to divide one 0.37 acre residential lot into two parcels of 7,800 square feet (Parcel 1) and 8,515 square feet (Parcel 2). The lots meet the development regulations of the Orland Municipal Code and project conforms to the policies of the Orland General Plan.

- d. *That the site is not physically suitable for the proposed density of development.*

The zoning of the site is R-2, Two Family Residential, and the project meets the intensity standards of the City's General Plan. No new development is proposed as a part of the project. The site is physically suitable to accommodate the existing development on the site.

- e. *That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The project does not propose any new development on this site nor are any new physical improvements proposed with this action. The site is currently fully built-out with existing uses and has been determined to be exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA guidelines.

- f. *That the design of the subdivision or type of improvements is likely to cause serious public health problems.*

No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

- g. *That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.*

There are no easements that will be affected with approval of the Tentative Parcel Map.

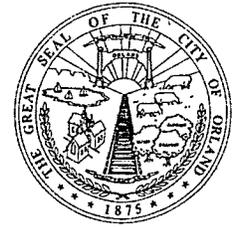
CITY COUNCIL

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CITY OF ORLAND

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Pamela Otterson
City Treasurer

January 13, 2017

Project Name: Ramos Minor Alteration Variance - VAR #2016-01
Location: 320 Suisun Street, 129 & 131 4th Street
APN#: 040-033-017
Date of Determination: November 1, 2016
PROJECT: Variance - VAR#2016-01

Dear Mr. and Mrs. Ramos,

The purpose of this letter is to inform you of the Planning Director of the City of Orland determination of the Variance required for your proposed parcel map for APN 040-033-017. As you may know, your property is located in the R-2 Residential Two-Family zoning district. This district requires certain lot sizes and dimensions and setbacks in order to comply with the City's Municipal Code Chapter 17 Zoning. Your proposed parcel map would satisfy all of these requirements with the exception of one; a 70 foot lot width for corner lots [§17.24.050(B)]. As shown on your proposed parcel map of February 2009, Parcel Two only has a 65.5 ft. lot width on both the east and west boundaries.

However, the City's Municipal Code permits the Planning Director certain allowances for modifications to lot dimensions within identified parameters. As discussed in §17.84.080 Minor Alterations in land Use Limitations, the Planning Director is permitted to reduce or expand land use limits of not more than 15 percent. See below for the specific language.

§17.84.080 - Minor alterations in land use limitations.

In the public interest and when agreed to by the applicant, the planning director, without public hearing and without publishing or mailing of notices, may consider and render decisions on minor alterations in land use limitations involving a reduction or expansion of not more than fifteen (15) percent of any quantifiable provision of Section 17.04.040.

Based on this section, a 15 percent reduction of the 70-foot lot width requirement would allow for a reduction of 10.5 feet. Your proposed lot with of 65.5 feet for Parcel Two could be then be accommodated with approval of a minor alteration variance by the Planning Director.

§ 17.84 also requires certain written findings by the Planning Director to allow for the minor alteration section to be used. These findings include:

§17.84.090 - Required findings for minor alterations in land use limitations.

A.

The planning director shall analyze each of the criteria listed below applicable to the applicant's property and incorporate such analysis into his/her decision:

1. The minor alteration in land use does not jeopardize the historical and architectural integrity;

Ramos Minor Alteration Variance – VAR #2016-01
Letter of Approval

2. The minor alteration in land use will not jeopardize mature trees;
3. The minor alteration in land use will not be detrimental to the public health and safety;
4. The minor alteration in land use will be an expansion of appropriate use for the city of Orland general plan.

B.

The planning director shall render his/her decision and analysis in writing.

Findings

Based on §17.84.090, the following findings have been made:

1. *The minor alteration in land use does not jeopardize the historical and architectural integrity.* The division of the exiting parcel into two parcels would not jeopardize any historical attributes or architectural integrity of the existing structures. The division of the parcel would not result in any new buildings or modifications to the existing buildings. No historical or architectural attributes would be effected with this Minor Alteration Variance.
2. *The minor alteration in land use will not jeopardize mature trees.* The proposed parcel map would not result in the removal of existing trees. No new construction or modification of existing structures and/or landscaping are approved with the approval of this Minor Alteration Variance. No mature trees would be effected with this Minor Alteration Variance.
3. *The minor alteration in land use will not be detrimental to the public health and safety.* The proposed parcel map would not result in any land uses that would be detrimental to public health and safety. No new uses are proposed or approved with the approval of the Minor Alteration Variance. Approval of the Minor Alteration Variance would not result in effects to public health and safety as existing conditions on the project site would not be changed.
4. *The minor alteration in land use will be an expansion of appropriate use for the city of Orland general plan.* The project site is located in the R-M Residential Medium General Plan land use designation. Approval of the Minor Alteration Variance would allow for the continued use of this property as designated. Approval of the Minor Alteration Variance would not result in changes to the land use designation for the property nor in amendments to the General Plan. The reduction in lot width from the 70 foot requirements to 65.5 feet would fall within the parameters of the stipulations in §17.84.080 and not result in conflicts with the General Plan or any other city policy document.

Conclusion

Therefore, based on the minor alteration allowances permitted under §17.84.080 and the Findings listed above, as the Planning Director of the City of Orland, **I approve of the Minor Alteration Variance VAR #2016-01** pursuant to §17.84.080.

Please note that while this Variance has been approved by me, as required by the Orland Municipal Code Act, this action does not serve as approval for the proposed Parcel Map. ***You are directed to submit an application for a Parcel Map, including all required information, pursuant to Orland Municipal Code Title 16 Subdivisions.***

Ramos Minor Alteration Variance – VAR #2016-01
Letter of Approval

If you have any questions about this letter or its contents, please feel free to contact me at (530) 865-1608 / (530) 513-5974 or via email at cityplanner@cityoforland.com or sfriend@mbakerintl.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Friend", written in a cursive style.

Scott Friend, AICP
City Planner

CC:

Peter C. Carr, City Manager
Kenneth Skillman, City Engineer
Jeff Powell, Building Official

Charles E. Harris Jr., Land Surveyor

Notice of Exemption

Form D

To: ■ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

■ County Clerk
County of Glenn
526 West Sycamore Street
Willows, CA 95988

From: (Public Agency) City of Orland
815 Fourth Street
Orland, CA 95963
(Address)

Project Title: TPM#2017-01 – Ramos

Project Location - Specific: 230 Suisun Street / 131 Fourth Street, Orland, CA 95963 (APN: 040-033-017)

Project Location – City: Orland Project Location – County: Glenn

Description of Project: The proposed project is a request by Ramon Ramos, applicant, to divide an existing fully-developed parcel of land approximately 0.37 acres in size and described as Glenn County Assessor’s Parcel Number 040-033-017 into two parcels of 7,800 square feet (Parcel 1) and 8,515 square feet (Parcel 2). The subject parcel is currently developed with a single-family house addressed off of Suisun Street, and a duplex unit addressed off of Fourth Street. Primary access to the project site is currently taken from Suisun and Fourth Streets. The applicant is not proposing to establish any new access points or to construct new structures. The City of Orland General Plan designates the site with the R-M, Medium Density Residential land use designation and is zoned with the R-2 – Two Family Residential zoning district.

Name of Public Agency Approving Project:

City of Orland

Name of Person or Agency Carrying Out Project:

City of Orland

Exempt Status: (check one)

- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: §15301 Existing Facilities
- Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed Tentative Parcel Map is exempt from the California Environmental Quality Act under §15301, Existing Facilities. The exemption applies to certain actions that involve “negligible or no expansion of an existing use”. The project qualifies for a Class 1 exemption and no further environmental review is required.

Lead Agency

Contact Person: Scott Friend, AICP Area Code/Telephone/Extension: (530) 894-3469 ext. 13214

Signature:  Date: 1/19/2017 Title: City Planner

- Signed by Lead Agency
 - Signed by Applicant
- Date received for filing at OPR: _____

**CITY OF ORLAND
PLANNING COMMISSION RESOLUTION PC 2017-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORLAND
RECOMMENDING APPROVAL OF A TENTATIVE PARCEL MAP
TO DIVIDE AN EXISTING DEVELOPED PARCEL LOCATED AT
230 SUISUN STREET AND 131 FOURTH STREET (APN: 040-033-017)**

WHEREAS, Ramon Ramos, applicant, filed an application with the City of Orland seeking approval of a Tentative Parcel Map to divide an existing 0.37 acre parcel into two parcels of 7,800 square feet (Parcel 1) and 8,515 square feet (Parcel 2); and

WHEREAS, the Planning Commission is the appropriate authority to hear and take action on this project; and

WHEREAS, the Planning Commission held a duly noticed public hearing for which notices were sent to adjacent property owners within 300 feet of the proposed project to accept public comments and to review and consider the application on January 19, 2017; and

WHEREAS, the proposed Tentative Parcel Map conforms to the standards of the R-2, Two Family Residential zoning district and Title 16 Subdivisions of the OMC; and

WHEREAS, the Planning Commission has determined that, subject to approval of the Tentative Parcel Map and the project Conditions of Approval, the request is consistent with the Orland General Plan, Orland Zoning Code and Orland Subdivision Code; and

WHEREAS, the Planning Commission has determined the project is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to Sections §15061(b)(3) and §15301 of the State CEQA Guidelines; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Orland does hereby:

1. Adopt the determination of Categorical Exemption for the project under Section 15301 of the State CEQA Guidelines.
2. Adopt the findings in the staff report, and approve Tentative Parcel Map #2017-01 (Ramos), subject to the conditions of approval listed in the staff report.

The foregoing Resolution was adopted by the Planning Commission on the 19th day of January, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Stephen Shoop, Chair

ATTEST:

Ann Butler, Clerk of the Planning Commission

CITY OF ORLAND

815 Fourth Street
Orland, CA 95963
530.865.1600
530.865.1632 (fax)

APPLICATION FOR TENTATIVE MAP

Please check one: **PARCEL MAP** **SUBDIVISION MAP**

Check Box if Application is for a Vesting Map

1. Applicant:

Name: Ramon and Carrie Ramos

Address: P.O. Box 4597

Phone: (Business): 680-6531 (Home): _____

Mobile: 680-6532 (Email): _____

2. Landowner:

Name: Same as applicant.

Address: _____

Phone: (Business): _____ (Home): _____

Mobile: _____ (Email): _____

3. Agent (Engineer, Surveyor, etc):

Name: Thomas E. Harris, L.S.

Address: 908 Sixth Street, Orland, CA 95963

License Number: LS 8532

Phone: (Business): 865-5567 (Home): _____

Mobile: _____ (Email): harrissurveying@sbcglobal.net

4. **Request (Please explain in detail the specific project for this tentative map):**

A division of the existing lot into two parcels; Parcel One
to contain 7,800 sq. ft. and Parcel Two to contain 8,500 sq. ft.

5. **Address of the Site for this tentative map:**

Parcel One - 129 and 131 4th Street

Parcel Two - 320 Suisun Street

6. **Current Assessor's Parcel Number:** A.P.N. 040-033-017

7. **Number of proposed lots:** Two **Average Lot Size:** 8,100 sq. ft.

8. **Project acreage:** 0.37 Ac. **Within City limits?** Yes (x) No ()

9. **Existing Zoning:** R-2 **Existing Land Use:** Residential

10. **Existing Use of Property:** Residential

11. **Proposed Use of Property:** Residential

12. **Related Applications:** None

DECLARATION UNDER PENALTY OF PERJURY
(Must be signed by the applicant(s) and the property owner(s))

I am (we are) the owner(s) and/or applicant(s) of property involved in this application, and I (we) have completed this application and all other documents required.

I am (we are) the owner(s) and/or applicant(s) of the property consenting to the preparation and submission of this application.

I (we) also shall agree to abide by the conditions of approval as issued by the Technical Advisory Committee/Planning Commission/City Council.

I (we) declare under penalty of perjury that the foregoing is true and correct.

The property owner(s) and/or applicant(s) by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions (collectively, the "Indemnified Parties") from any claim, action, or proceeding brought against any of the foregoing individuals or entities by a third party, the purpose of which is to attack, set aside, void, or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it (collectively, the "Entitlements") or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness fees that may arise out of an action by a third party to void the Entitlements, whether or not there is concurrent passive or active negligence on the part of the City provided, however, this indemnification shall not apply to the gross negligence or willful misconduct of the Indemnified Parties.

Property Owner:

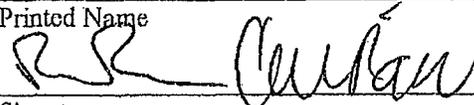
Ramon Ramos and Carrie Ramos
Printed Name

Signature

11-22-16
Date

****Please Note:** If the Property Owner is a corporation, partnership, etc., a signed Resolution from the corporation, partnership, etc., shall be submitted as part of this application to the City of Orland denoting the authority for this signature.

Applicant:

Ramon Ramos and Carrie Ramos
Printed Name

Signature

11-22-16
Date

FOR OFFICE USE ONLY

SUBMITTAL INFORMATION:

Application Received by: _____ Date: _____

FEES:

Receipt Number: _____

Application Fee: _____

Environmental Review: _____

Total Fee: _____

PLANNING COMMISSION ACTION:

Approved () Denied () Date: _____ Vote: _____

CITY COUNCIL ACTION:

Approved () Denied () Date: _____ Vote: _____

Resolution Number: _____

ENVIRONMENTAL INFORMATION FORM

Date Filed: _____

General Information

1. Name and address of developer/project sponsor: Ramon Ramos

2. Address of PROJECT: 320 Suisun Street and 129, 131 Fourth Street

3. Assessor's Parcel Number: A.P.N. 040-033-017

4. Name, address and telephone number of person to be contacted concerning this project:

Thomas E. Harris

908 Sixth Street, Orland, CA 865-5567

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

None

6. Existing Zoning District: R-2

7. Proposed use of the site (Project for which this form is filed): _____

Parcel Map, residential use

Project Description

8. Site size: 0.37 Ac.

9. Square footage: 16,300± sq. ft.

10. Number of floors to be constructed: None

11. Amount of off-street parking provided: 5

12. If residential:

Number of units: 3

Design of units (i.e. single family, multi-family, etc): Single family

Square footage of each unit: DUPLEX 875^{sq} EACH UNIT
HOUSE 1800^{sq} ft

ENVIRONMENTAL INFORMATION FORM
City of Orland

13. If commercial: N/A

Type of use:

Square footage of each building (existing and proposed):

Number of employees (if applicable):

Number of shifts (if applicable):

Hours of operation:

14. If industrial: N/A

Type of use:

Square footage of each building (existing and proposed):

Number of employees (if applicable):

Number of shifts (if applicable)

Hours of operations:

15. If institutional: N/A

Estimated occupancy:

Type of use:

Square footage of each building (existing and proposed):

Number of employees (if applicable):

Number of shifts (if applicable)

Hours of operations:

16. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. N/A

17. Attach site plan(s).

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary)

18. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.

Yes _____

No X

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City of Orland

19. Change in scenic views or vistas from existing residential areas or public lands or roads.

Yes _____ No X

20. Change in pattern, scale or character of general area of project.

Yes _____ No X

21. Significant amounts of solid waste or litter.

Yes _____ No X

22. Change in dust, ash, smoke, fumes or odors in the vicinity.

Yes _____ No X

23. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.

Yes _____ No X

24. Substantial change in existing noise or vibration levels in the vicinity.

Yes _____ No X

25. Site on filled land or on slope of 10 percent or more.

Yes _____ No X

26. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.

Yes _____ No X

27. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).

Yes _____ No X

28. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)

Yes _____ No X

29. Relationship to a larger project or series of projects.

Yes _____ No X

ENVIRONMENTAL INFORMATION FORM
City of Orland

Environmental Setting

30. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
31. Describe the surrounding properties, including information on plant - and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc) intensity of land use (one-family, apartment houses, shops, department stores etc.) and scale of development (height, frontage, set-back, rear yard; etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Thomas E. Hami
Signature

Date: 11-21-2016

For: _____

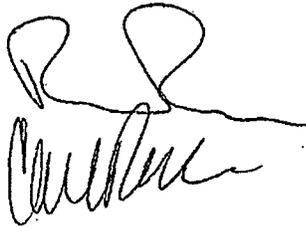
30. The existing residential duplex on the proposed Parcel One and the residence on proposed Parcel Two are the only structures and no new construction is being proposed. There are no known cultural, historical or scenic aspects.
31. The existing property has a single family home and a residential duplex. The land use is:
West: residential
North: residential
East: residential
South: city park

Dear Mr. Friend,

Per section 17.84080, we are requesting determination in making a finding of our property: 320 Suisun street, (129-131) 4th street. We desire to separate the property. These properties are not historical and do not endanger any historical monuments. The alteration of the properties does not cause any health risks or safety issues to the public. Also, the house (320 Suisun street) is facing a total different direction than the duplexes (129-131 4th street). The lot line does not jeopardize any trees. In the required findings, minor alteration in our land application, I feel we meet all requirements. The house, 320 Suisun, has its own driveway and sidewalk as well as the duplexes. This minor alteration in our land use will be an expansion of appropriate use for the city of the Orland general plan.

Thank you for your time,

Ramon & Carrie Ramos

Handwritten signatures of Ramon and Carrie Ramos. The signature for Ramon is a stylized 'R' followed by a flourish. The signature for Carrie is a cursive name.

11-7-16