



CITY OF ORLAND STAFF REPORT

MEETING DATE: April 18, 2024

TO: City of Orland Planning Commission

FROM: Scott Friend, AICP – City Planner

SUBJECT: Emergency and Secondary Access Restriction. *DISCUSSION AND/OR DIRECTION ONLY.*

SUMMARY:

The recent emergency event (fire) at the Paigewood Apartments has highlighted the difficulties and risks associated with the use of physical barriers to address the entry and exit from sites. Staff is requesting that the Planning Commission consider and discuss the policy provisions of the City associated with barriers, and discuss and provide direction to staff as necessary on the topic.

DISCUSSION:

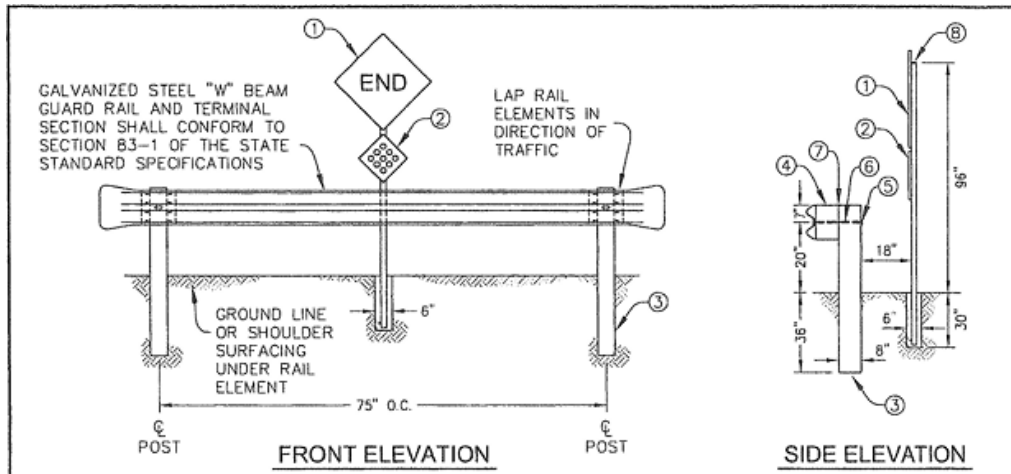
The City of Orland General Plan and Orland Municipal Code do not currently provide any standards, details, or policies regarding the use of physical barriers to direct traffic or modify routes of travel. As such, the use of bollards, gates, tire spikes, k-rails, etc. to modify path of travel choices is left to the wisdom and situational determination of the policy body reviewing the proposal.

The only direction on the subject currently provided to persons/applicants seeking to develop property is as follows:

Land Division Standards: V. Construction of Improvements. B. Streets:

- m) Subdivision streets shall be designed to provide at least two means of access to all areas, when feasible, to insure access for police, fire, medical vehicles and residents.
- n) When necessary to give access to or permit satisfactory future development of adjoining land, streets shall extend to the boundary of the property and resulting dead-end streets may be approved without a turn-around. Approved dead-end streets shall have a barricade as shown in Standard Detail 603.

Standard Detail 603:



At this time, the City of Orland does not have any standard details or policy guidance when considering the use of barrier gates, bollards, or other barrier structures. Decisions regarding the location, type, extent and use of such devices is based upon the input of service providers, public safety staff, project reviewers and public policy makers. The aforementioned fire at the Paigewood Apartments has highlighted one of the concerns related to the use of bollards. Specifically, if a removable bollard is not "exercised" it can become "stuck" in-place due to rust, the build-up of dirt and debris, or actual physical damage. As a result, staff is hesitant to recommend the use of removable bollards for access restriction purposes. Rather, staff is more comfortable with the use of security gates using "knox" keys for public safety persons.

Note: "knox" box access and "knox locks" are accessed by the use of a common or "master" key provided to emergency personnel.

ENVIRONMENTAL DETERMINATION: None / Not Applicable

RECOMMENDATIONS:

No recommendation or action is requested or determined to be necessary. However, if the Planning Commission desires additional information or requests an action occur on the topic, staff would recommend that the Planning Commission provide direction to staff in the form of a recommendation for action.

ATTACHMENT(S):

- **Attachment A** – Photo exhibit – Types of Bollarding; gates, obstructions, etc.

“Knox” style access control box:



Bollards/Gates/Barriers:





Damaged Barriers:

