PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, May 28, 2026

CALL TO ORDER – The meeting was called to order by Chairperson Stephen Nordbye at 5:31 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioners present:	Chairperson Stephen Nordbye, Commissioners Sharon Lazorko, Tyler Rutledge (arrived at 5:57 pm), and Vice Chairperson Vern Montague
Commissioner absent:	Commissioner Daniel Louder,
Councilmember(s) present:	Vice Mayor Enriquez
Staff present:	City Planner Lisa Lozier and City Clerk Jennifer Schmitke

ORAL AND WRITTEN COMMUNICATIONS: None

CONSENT CALENDAR

A. Approval of Planning Commission Minutes from April 9, 2026

ACTION: Vice Chairperson Montague moved, seconded by Commissioner Lazorko to approve the consent calendar as presented. Motion carried by a voice vote, 3-0.

ADMINISTRATIVE BUSINESS

Chairperson Nordbye requested that the item be moved later in the agenda to allow additional time for another Commissioner to arrive. He also disclosed that he would need to recuse himself from participation in the item due to owning property in the vicinity of the project site.

The Commission concurred with the procedural adjustment.

B. **Lot Line Adjustment #2026-01:** Review and approve the proposed Lot Line Adjustment at 525 Monterey Street (APN: 040-104-001)

City Planner Lisa Lozier presented a request from Black Diamond Holdings, LLC for a Lot Line Adjustment (LLA) involving two existing parcels located at 525 Monterey Street (APN: 040-104-001). Ms. Lozier explained that the property consists of two existing lots, each approximately 0.47 acres in size, located within the Limited Industrial (M-L) zoning district and designated Light Industrial/Commercial (I-L/C) in the General Plan.

Ms. Lozier stated that the proposed Lot Line Adjustment would shift the shared boundary between the two parcels by approximately 53 feet to the north. As a result, Lot 1 would increase in size from approximately 0.47 acres to 0.63 acres, while Lot 2 would decrease in size from approximately 0.47 acres to 0.32 acres. No new parcels would be created as part of the proposal.

Ms. Lozier reviewed the existing site conditions, noting that Lot 1 contains an approximately 8,000-square-foot automotive repair shop with associated parking, while Lot 2 is currently vacant and fenced. Access to Lot 1 is provided from Monterey Street, and access to Lot 2 is provided from Shasta Street. Surrounding land uses include light industrial uses in all directions except the west, which contains Community Commercial (C-2) uses.

Ms. Lozier explained the applicable regulatory requirements under the California Subdivision Map Act and Orland Municipal Code Section 16.12.070 governing Lot Line Adjustments. She noted that state law limits review to determining consistency with the General Plan, zoning regulations, and applicable codes, and that no new parcels may be created through a lot line adjustment.

Ms. Lozier further reviewed applicable zoning standards for the Limited Industrial (M-L) zone, including minimum lot width and setback requirements. She stated that the proposed adjustment would not result in any nonconformities and that both parcels would remain in compliance with applicable development standards. The existing automotive repair use on Lot 1 is a permitted use within the M-L zone.

Ms. Lozier informed the Commission that no public comments were received following the required public notice period and that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5 – Minor Alterations in Land Use Limitations), which includes minor lot line adjustments that do not result in the creation of new parcels.

The Planning Commission discussed the proposed Lot Line Adjustment and requested clarification regarding the rationale for the requested boundary modification. Commissioners asked whether the property owner had provided a specific reason for increasing the size of Lot 1. City Planner Lisa Lozier stated that the only information provided was that the adjustment was intended to accommodate the existing business located on Lot 1.

Commissioners also inquired about the recording process and associated fees for the Lot Line Adjustment. Ms. Lozier provided general information regarding the processing and recording requirements.

ACTION: Vice Chairperson Montague moved, seconded by Commissioner Lazorko to find that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guideline section15305 (a) and to adopt PC Resolution 2026-02) approving LLA 2026-01 as proposed. Motion carried by a voice vote, 3-0.

C. Assembly Bill 507 – Adaptive reuse: Streamlining: Incentives

Ms. Lozier briefly provided informational comments regarding Assembly Bill 507 (AB 507), noting its relevance to housing program reporting and compliance requirements. She explained that the legislation relates to enhanced tracking and reporting of housing development information, particularly for projects involving affordability requirements and state housing program participation.

Vice Chairperson Montague expressed concerns regarding the implications of Assembly Bill 507 (AB 507), particularly as it relates to new residential development. He stated concerns about potential limitations on local control and expressed apprehension regarding increased state-level mandates and requirements affecting how the City manages and regulates community development.

Commissioner Rutledge arrived 5:57 pm.

A. **Tentative Parcel Map, (TPM2026-02)** a proposal for a tentative parcel map to subdivide an approximately 01.2-acre property into 2 lots. Parcel 1 would be 22,267-square-feet and parcel 2 would be approximately 22,186-square-feet. The Project site is located at 217 East Walker Street, Orland CA 95963 (APN 041-121-017-000)

Commissioner Nordbye recused himself from the discussion and left the building, Vice Chairperson Montague took over the meeting.

City Planner Lisa Lozier presented Tentative Parcel Map TPM2026-01, a request to subdivide an approximately 1.2-acre parcel located at 217 East Walker Street (APN 041-121-017-000) into two parcels. Ms. Lozier explained that Parcel 1 would consist of approximately 22,267 square feet and Parcel 2 would consist of approximately 22,186 square feet.

Ms. Lozier stated that the project site is currently developed with two commercial buildings, approximately 3,664 square feet and 5,474 square feet in size, which were previously utilized as a fitness center and are currently vacant.

Ms. Lozier reviewed the requirements of the California Subdivision Map Act, explaining that the proposed division of the property constitutes a subdivision and that the Planning Commission is authorized to approve, conditionally approve, or deny tentative parcel maps that do not require a final map.

The Commission was advised that the property is located within the Community Commercial (C-2) zoning district. Ms. Lozier noted that both proposed parcels exceed the minimum parcel size requirements of the C-2 zone district and that any future development on the parcels would be required to comply with the development standards contained in the Community Commercial zoning regulations.

Ms. Lozier reviewed the surrounding land uses, noting commercial properties to the north, east, and west of the site along East Walker Street and residentially zoned properties to the south along East Colusa Street. She further explained that the existing structures are currently served by City water and sewer services. Access to the site is currently provided from East Walker Street, and the proposed Parcel 2 would also have access from East Colusa Street.

Ms. Lozier informed the Commission that the project had been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions), which applies to the division of property in urbanized areas into four or fewer parcels when the division is consistent with the General Plan and applicable zoning regulations.

Vice Chairperson Montague opened the public hearing at 6:20 pm.

Mr. Butler shared that the applicant accepted the conditions of approval.

Commissioner Lazorko asked if the applicant had any plans. Mr. Butler stated no.

Vice Chairperson Montague closed the public hearing at 6:22 pm.

ACTION: Vice Chairperson Montague moved, seconded by Commissioner Lazorko to approve Planning Commission Resolution 2026-02 and Exhibit A - Conditions of Approval and find that the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions. Motion carried by a voice vote, 3-0.

FUTURE AGENDA ITEMS

- Discussion on lot line adjustments

COMMISSIONERS REPORTS

- Commissioner Lazorko asked if this would be Ms. Lozier's last meeting with the Planning Commission. Ms. Lozier responded that June would be her final meeting.
- Commissioner Rutledge had nothing to report.
- Vice Chairperson Montague thanked Ms. Lozier for the informational report regarding Assembly Bill 507 (AB 507).
- Chairperson Nordbye had nothing to report.

ADJOURNMENT – 6:28 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson