

PLANNING COMMISSION RESOLUTION 2026- __

**RESOLUTION OF THE CITY OF ORLAND PLANNING COMMISSION APPROVING
USE PERMIT (2026-01) AND SITE PLAN REVIEW (SPR 2025-05)
AUTHORIZING THE USE AND CONSTRUCTION OF A TIRE SALES AND REPAIR
SHOP AT 1008 SIXTH STREET
(APN 040-157-004)**

WHEREAS, a project has been submitted for a site totaling 0.14 acres (APN 040-157-004) located at 1008 Sixth Street within the City of Orland, for the construction of a new 1,200-square-foot structure and associated improvements, including parking, landscaping, and lighting (“Project”); and

WHEREAS, the site is designated Commercial on the General Plan diagram and is located within the C-2 Community Commercial zoning district, which, pursuant to Orland Municipal Code (OMC) 17.40, requires Use Permit approval for a tire sales and repair shop; and

WHEREAS, the Project has been determined to be Categorically Exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the State CEQA guidelines, further described as Infill Development, because the project site is less than five acres, surrounded by urban uses, can be adequately served by all utilities and public services, and does not contain sensitive habitat; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 27, 2026, to accept public comments and to review and consider the application and findings; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Orland as follows:

1. With regard to the Use Permit, the Planning Commission finds that:

- a. The proposal will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use.

The proposed use is located within an established commercial corridor, on a parcel served by existing public infrastructure, and has been conditioned to provide safe access, adequate parking, drainage, lighting, landscaping, and other improvements that protect the public health, safety, and welfare.

- b. The proposed use will not be detrimental or injurious to property and improvements in the neighborhood of the proposed use.

Although the property is adjacent to residential uses to the west, the building orientation, enclosed service bays that face east, and recommended conditions of approval are expected to minimize operational impacts, and recommended conditions requiring enhanced architecture, landscaping, screening, and circulation improvements further reduce the potential for adverse impacts on adjacent properties.

- c. The proposed use will not be detrimental or injurious to the general welfare of the city.

The project represents infill commercial investment that expands local automotive services, improves an underutilized site, and supports continued economic activity within the Sixth Street commercial corridor. Subsequent review through the building permits process will ensure compliance with the California Building Code, Fire Code, CALGreen, accessibility standards, and all applicable City engineering requirements.

- d. The proposed use will be consistent with the policies, standards and any use designations of the general plan, any applicable specific plan and zoning district upon the issuance of the Permit.

The project is consistent with the General Plan because the proposed tire sales and repair shop represents orderly commercial development that conforms to the City's planned land use pattern and is compatible with the surrounding commercial corridor (Policy 2.1.A). The project represents new commercial investment on an existing infill parcel served by public infrastructure, improving the efficiency of public services while avoiding expansion into undeveloped areas (Policy 2.2.B). The project also advances Goal 2.4 by expanding neighborhood-serving commercial services, encouraging private reinvestment within an established commercial corridor, and strengthening the City's local commercial base. As conditioned, the project is consistent with the purpose and development standards of the C-2 Community Commercial zoning district and the applicable provisions of the Orland Municipal Code.

2. With regard to the Site Plan Review, the Planning Commission finds that:

- a. That the proposed use is an allowed use in the district where located.

The requested Site Plan Review and Use Permit collectively ensure the development satisfies applicable zoning and design standards. The Site Plan and Use Permit have been processed in accordance with the Orland Municipal Code.

- b. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.

The project site is flat and contains existing pavement with vehicle and pedestrian access to Sixth, Seventh, and Sacramento Streets and a new paved alleyway. The site is 0.14 acres in size and can accommodate the new structure, parking lot, and landscaping improvements. Its configuration allows for safe vehicle circulation, accessible pedestrian access, and adequate separation between customer parking and service operations.

- c. That there are adequate services (water, sewer, storm drainage) available.

Urban improvements such as storm drain, water, sewer, and power are available within the immediate area and do not need to be extended to serve the project site. The city and Pacific Gas & Electric have the capacity to serve the project.

- d. That the project is in conformance with the applicable provisions and policies of this title, the Orland Municipal Code and any approved zoning or land use study or plan.

The project complies, or has been conditioned to comply, with the applicable development standards of the Orland Municipal Code, including site design, parking, landscaping, lighting, and architectural requirements. Although the proposed structure utilizes pre-engineered metal construction, its scale, orientation, and recommended architectural enhancements will provide a development compatible with the surrounding commercial corridor.

Further, the proposed landscaping improvements provide meaningful aesthetic and functional benefits by softening the paved area, enhancing the pedestrian environment, and improving the property's appearance along the public street frontage.

- e. That the infrastructure is adequate to safely accommodate the specific proposed use.

Urban improvements such as storm drain, water, sewer, and power are available within the immediate area and do not need to be extended to serve the project site. The city and Pacific Gas & Electric have the capacity and ability to serve the project.

- f. That no violation of the Orland Municipal Code currently exists on the property, unless the purpose of the application is to correct the violation.

There are no known violations of the Orland Municipal Code at the time of the issuance of this permit.

- g. That the project will not negatively affect the public health, safety or general welfare.

The project can be adequately served by existing public infrastructure, provides safe ingress and egress, exceeds the City's minimum parking requirement, and has been conditioned to incorporate architectural, landscaping, screening, and operational improvements that protect the public health, safety, and general welfare.

3. Based on all of the above, the Planning Commission hereby approves the project, subject to the conditions of approval set forth in Exhibit I and the plat as set forth in Exhibit II, attached hereto.

The foregoing Resolution was adopted by the Planning Commission on the 27th day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jennifer T. Schmitke
City Clerk / Clerk of the Planning Commission