



CITY OF ORLAND STAFF REPORT

MEETING DATE: August 27, 2026

TO: City of Orland Planning Commission

FROM: Jake Morley, City Planner

SUBJECT: **1008 6th Street – Use Permit (UP 2026-01) and Site Plan Review (SPR 2025-05).** A request to construct a 1,200-square-foot structure at 1008 Sixth Street (APN 040-243-003) that would be utilized as a Tire Shop.

Recommendation: Staff recommends that the Planning Commission adopt Planning Commission Resolution 2026-__ (**Attachment A**) and approve Use Permit (UP 2026-01) and Site Plan Review (SPR 2025-05), subject to the conditions of approval (**See Attachment A – Exhibit I**), and find the project exempt from review under the California Environmental Quality Act pursuant to Section 15332 (Infill Development).

SUMMARY:

The applicant requests approval of a Use Permit and Site Plan Review to construct a new 1,200-square-foot tire sales and service facility on property located at 1008 Sixth Street. The project consists of a pre-engineered metal commercial building, associated parking, landscaping, drainage improvements, utilities, and related site improvements necessary to establish a neighborhood-serving automotive service business.

BACKGROUND:

The subject property is located at 1008 Sixth Street and is designated Commercial in the General Plan and zoned C-2 (Community Commercial). The site is an approximately 0.14-acre developed parcel that is paved with asphalt along a commercial corridor. The site abuts an existing parcel to the south, under the same ownership, that contains a Smoke Shop, paved parking, and a trash dumpster area.

The applicant proposes to construct a new 1,200-square-foot pre-engineered metal building to operate a tire shop (**See Attachment B – Site Plan and Attachment C – Elevations**). The submitted plans include a service area with two vehicle bays, a waiting area, an office, an ADA-accessible restroom, employee storage space, on-site parking, utility connections, drainage improvements, and site landscaping, all consistent with the submitted civil and architectural plans.

The subject site is surrounded by the following:

North – Gravel alley and La Corna Mexican Restaurant – 1002 6th Street

South – Orland Smoke Shop – 1015 6th Street

West – 7th Street Right-of-Wy and Single-Family Homes

West – 6th Street Right-of-Way and vacant commercial structure/land

Figure 1 – Project Site - Aerial Photo



The project site is already served by public streets and municipal infrastructure, including public water, sanitary sewer, storm drainage, electrical, and telecommunications services. The proposed project represents infill commercial development within an established urban area and does not require extension of municipal services or public infrastructure beyond normal connections.

ANALYSIS

The C-2 Community Commercial District is intended to accommodate a broad range of commercial uses serving the community. A tire shop is an appropriate commercial service use subject to approval of a Use

Permit pursuant to Orland Municipal Code (OMC) Chapter 17.40.040 C-2 Community Commercial Zone, as it represents reinvestment in an established commercial corridor while utilizing existing infrastructure.

Architecture

The proposed 1,200-square-foot structure will be placed at the northeastern corner of the site. The structure is a prefabricated standing-seam metal building with an overall height of 18 feet. Per the applicant, the structure will have a white body with a green trim. The design has two roll-up doors and a pedestrian door and window on the front (east) elevation. To define the entrance and provide relief from the elements, staff recommend adding a condition of approval requiring that an awning be constructed over both the door and the window. The awning structure should be aesthetically compatible, such as metal, and painted with an accent color (green) to help define the entrance.

Parking and Access:

Based upon the proposed 1,200-square-foot commercial building, OMC Section 17.76.100 requires four off-street parking spaces. The submitted site plan provides six spaces, exceeding the City's minimum parking requirement while maintaining adequate maneuvering area for customers and service vehicles. The site plan notes that the stalls will be 20 x 10 feet, in compliance with the Municipal Code.

Access to the site will be via the proposed paved alleyway to the north, with new curb cuts on both 6th and 7th streets, and from across the parcel to the south via Sacramento Street and 7th Street. To ensure legal access from abutting properties, staff recommends a condition of approval requiring the applicant to provide evidence, before the issuance of the certificate of occupancy, of a cross-access vehicle agreement or easement.

Landscaping:

Although not required by OMC, as the proposed project does not require 10 parking spaces, the applicant proposes installing new landscaping along the western approximately 5.5 feet wide and utilize the eastern landscape area, approximately 3 feet wide. Specific tree species information is not included on the plan; however, staff recommends planting either a Chinese Pistache or a Tulip Tree, as these trees are listed in the OMC as good public right-of-way trees, and both can be sourced and adapt well to urban conditions and provide seasonal interest.

Further, because OMC notes that highly visible areas shall receive special landscape treatment (OMC 17.76.110.C.20) to assist in screening the parking lot, staff recommends a condition of approval that the improvement plans contain either a 3-foot-tall metal fence (not chain link) with creeping vines, or a row of plant material that can grow to a height that can screen vehicle headlights within the planter strip along 6th Street.

To provide interest to the rear (west) elevation, three metal trellises, approximately 12 feet tall, will be installed. Star jasmine is an evergreen, low-maintenance creeping vine with year-round color and visual interest and will be planted at the base of each trellis. To provide additional contrast, staff recommends a condition of approval that the trellis element be dark (e.g., black or brown).

Figure 2 – Star Jasmine



Lighting

The site contains existing parking lot lights that, in some instances, can be incorporated into the project. New lighting will be placed on the structure. All lighting will comply with the OMC, which requires lighting to be shielded and directed downward to prevent spillovers onto adjacent properties. Properly designed lighting will enhance site security and nighttime visibility for customers and employees without creating excessive glare or light trespass.

Noise

Except for the proposed air compressor, which will be enclosed within a CMU block structure or similar sound-attenuating enclosure, all tire service activities are expected to occur within enclosed service bays oriented towards the east, thereby minimizing potential noise impacts to nearby residential properties. Further, the operation must comply with the Orland noise ordinance (OMC 8.20.020), which limits machines or devices to 50 dBA at a distance of 50 feet between 10 p.m. and 7 a.m.

Trash Enclosure and Outdoor Storage:

Currently, the site contains a dumpster placed within the paved surface, with bollards around it to minimize vehicle strikes. Pursuant to OMC section 17.40.12 – Trash Enclosures requires adequate storage of trash and recyclable materials in enclosed areas and that such enclosures shall be screened on all four sides with a material that is similar to the main structure with steel gates. In this case, with the proposed structure being metal, staff recommend that a future trash/recycling enclosure be constructed of more durable material, such as CMU block or other masonry, on all four sides of the structure.

In addition, the site plan illustrates the proposed outdoor storage for used tires. The applicant proposes installing a chain-link fence with privacy slats. In the same storage area, a proposed outdoor air compressor would be installed to support facility operations. Given the site's proximity to an established residential area to the west (50 feet of right-of-way) and that the OMC requires storage of trash and recyclable materials to be screened with similar material as the proposed structure, and given the intended use and physical characteristics of the land use, staff recommends that this enclosed area also be constructed of durable materials, such as CMU block or other masonry.

The applicant mentioned to staff that the material stored in this area would be removed off-site approximately once a week. Therefore, staff recommends increasing the size of this space to accommodate enough material for a week's operations. This space may be combined with the trash enclosure to reduce redundant material needs.

ENVIRONMENTAL REVIEW

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). Consistent with this exemption, the project is less than five acres in size, is surrounded by urban uses, and can be adequately served by all utilities and public services. Staff further find that no unusual circumstances exist that would preclude application of the exemption, nor is there substantial evidence that the project may result in a significant environmental effect. The proposal is consistent with the General Plan policies and regulations for the C-2 Community Commercial zoning district.

PUBLIC CONTACT

A 10-day public hearing notice was published in the Valley Mirror on August 7, 2026, and a notice was also placed at the planning counter. A mailed notice was also sent to all properties that are within 300 feet of the project site. At the time this report was prepared, Staff had received no written comments regarding the proposed project.

ATTACHMENTS

- A. Resolution
 - a. Exhibit I – Conditions of Approval
 - b. Exhibit II – Plat to Accompany Use Permit 2025-05
- B. Site Plan
- C. Elevations

CC:

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