

**PLANNING COMMISSION RESOLUTION NO. PC 2026-\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORLAND  
APPROVING THE LOT LINE ADJUSTMENT FOR BLACK DIAMOND HOLDINGS,  
LLC. AT 525 MONTEREY STREET (APN: 040-104-001)**

**WHEREAS**, the applicant, Black Diamond Holdings, LLC., is proposing a Lot Line Adjustment (LLA) to modify a shared lot line between two existing lots; and

**WHEREAS**, the existing parcel (APN: 040-104-001), consists of two existing lots, each measuring approximately 160 feet in length and 129 feet in width, with an area of approximately 0.47 acres; and

**WHEREAS**, the Lot Line Adjustment will modify the southern-most lot line of Lot 1 by shifting it north by approximately 53 feet. The proposed LLA will modify the size of Lot 1 from 0.47 acres to 0.63 acres. As a result, Lot 2 would go from 0.47 acres to 0.32 acres; and

**WHEREAS**, the City of Orland Planning Commission may approve a Lot Line Adjustment pursuant to Orland Municipal Code (OMC) Section 16.12.070 (Lot Line Adjustments); and

**WHEREAS**, on May 28, 2026, the City of Orland Planning Commission held a public meeting and considered all information, and evidence of the proposed Lot Line Adjustment; and

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ORLAND  
DOES HEREBY RESOLVE AS FOLLOWS:**

1. The Planning Commission finds that this proposed action is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15305 (a) (Class 5), Minor Alterations in Land Use Limitations, which includes minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel.
2. The proposed LLA complies with the provisions of the Subdivision Map Act (California Government Code Section 66410 et seq.) as the proposed project will not result in the creation of any new parcels.
3. The proposed Lot Line Adjustment complies with the following provisions of Orland Municipal Code:
  - a. The proposed LLA complies with the requirements of OMC Section 16.12.070, as it modifies the shared boundary between two legal lots without increasing the number of parcels.
  - b. The existing automotive repair use on Lot 1 is a principally permitted use in the M-L zone and no development is proposed for Lot 2 at this time.

- c. Both lots will maintain a width of 129 feet and will continue to comply with the minimum lot requirements of the M-L zone.
- d. The proposed LLA will not result in any setback deficiencies, and the existing structure on Lot 1 will remain in compliance with the required setbacks after the Lot Line Adjustment is approved.

**APPROVED** by the members of the Planning Commission of Orland this 28th day of May 2026 by the following vote:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

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**Stephan Nordbye, Chair**

**ATTEST:**

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**Jennifer Schmitke, City Clerk**