



CITY OF ORLAND STAFF REPORT

MEETING DATE: MAY 28, 2026

TO: City of Orland Planning Commission

FROM: Lisa Lozier, AICP – City Planner

SUBJECT: **Discussion and Action – 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).

BACKGROUND:

Tentative Parcel Map, (TPM2026-01). The proposed tentative parcel map will subdivide an approximately 1.2-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). The project site is currently developed with existing 3,664-square-foot and 5,474-square-foot commercial buildings previously used as a fitness center and currently not in use.

ANALYSIS:

Regulatory Requirements:

Under the California Subdivision Map Act (SMA), a "subdivision" is defined as the division of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized assessment roll as a unit or as contiguous units, for the purpose of sale, lease, or financing, whether immediate or future.

16-12-030 – Tentative Maps: The planning commission is authorized to approve, conditionally approve or disapprove such subdivisions that do not require a final map as provided for in Section 16.12.040 of this code.

16.28.010 – Conformance Required: All subdivision of land which area subject to the provisions of this title shall conform to the regulations set out in this chapter and shall be subject to the provisions of this chapter.

Zone District:

The proposed parcel map is located in a Community Commercial (C-2) zone district. Each of the 2 parcels exceeds the minimum 6,000-square-foot minimum parcel size required for the C-2 district. Any

future development for proposed parcels 1 and 2 will be required to meet the development standards for Title 17.40 - C-2 Community Commercial zone.

Surrounding Uses:

East Walker Street is directly north of the project site with commercial properties to the north, east and west including a variety of commercial uses. To the south of the project site is East Colusa Street and residentially zoned properties including residential and commercial uses.

Services:

The existing commercial structures are currently served with city water and sewer. Access to the current primary access is from East Walker Street. Proposed parcel 2 would have access to East Calusa Street.

ENVIRONMENTAL DETERMINATION

This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions) Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning.

RECOMMENDATION:

1. Move to approve Planning Commission Resolution 2026-02 and Exhibit A - Conditions of Approval
2. Find that the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions)

ATTACHMEMTS:

- A. Planning Commission Resolution 2026-XX
- B. Location Map
- C. Zone District Map
- D. Plat Map