



## CITY OF ORLAND STAFF REPORT

MEETING DATE: May 28, 2026

**TO:** City of Orland Planning Commission

**FROM:** Lisa Lozier, AICP – City Planner

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

**Environmental Review:** The proposal 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.

---

### **SUMMARY:**

The applicant, Black Diamond Holdings, LLC, is requesting a Lot Line Adjustment (LLA) involving two (2) existing lots located at 525 Monterey Street (APN: 040-104-001). The project site is located within the Limited Industrial (M-L) zone and the Light Industrial/Commercial (I-L/C) General Plan land use designation. The APN 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.

The proposed project would modify the southern-most lot line of Lot 1 by shifting it north by approximately 53 feet as seen in **Attachment B**. The proposed LLA would 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.

### **BACKGROUND:**

The proposed project site currently contains two existing parcels. Lot 1 contains an existing,

approximately 8,000 sf automotive repair shop with parking located on the north side along Monterey Street. Lot 2 is currently vacant and contains a chain link fence. Lot 1 can be accessed by Monterey Street, and Lot 2 can be accessed by Shasta Street. The project site is surrounded by Light Industrial (M-L) zones to the north, east, and south, and Community Commercial (C-2) zone to the west. There are residential apartments located to the north, the Orland Bowl bowling alley is located to the east, a vacant lot located to the south, and a market, restaurant, western wear retail shop located to the west.

### **APPLICABLE REGULATIONS AND REVIEW CRITERIA**

The content, form, and processing requirements for Lot Line Adjustments within the City Limits are set forth in Orland Municipal Code (OMC) Title 16 Subdivisions, Section 16.12.070. The Subdivision Map Act (California Government Code Section 66410 et seq.) is the primary regulation for the subdivision of land in California. Pursuant to the Subdivision Map Act, proposed lot line adjustments between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, can be approved by the local agency so long as the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

#### **California Government Code Section 66412(d)**

*A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.*

*An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements. No tentative map, parcel map, or final map shall be required as a condition to the approval of a lot line adjustment. The lot line adjustment shall be reflected in a deed, which shall be recorded. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code. A local agency shall approve or disapprove a lot line adjustment pursuant to the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920) of Division 1).*

#### **City of Orland Lot Line Adjustment Criteria**

##### **OMC Section 16.12.070 – Lot Line Adjustments**

*The planning commission may approve a lot line adjustment pursuant to Section 66412(d) of the California Government Code. The commission will require submission of a tentative map and other information it deems necessary to evaluate the proposed change and may impose such conditions as it deems necessary relative to such lot line adjustment and in response to current or proposed uses.*

**OMC Section 17.48.010 – Purpose and applicability [M-L Limited Industrial Zone]**

*The M-L zone is intended to apply to areas in which light manufacturing and heavy commercial uses of the non-nuisance type and large administrative facilities are the desirable predominant uses. The regulations of this chapter and the provisions of Chapter 17.76 shall apply in all limited industrial or M-L zones.*

**OMC Section 17.48.040 - Lot Requirements**

**Minimum lot width:** *one hundred (100) feet except those parcels existing at the adoption of the ordinance codified in this chapter with a width less than one hundred (100) feet, shall not be reduced to less than sixty (60) feet.*

**OMC Section 17.48.135 – Setbacks**

- **Front:** *fifteen (15) feet;*
- **Rear:** *none except that where a rear yard abuts on residential zone such rear yard shall be not less than twenty-five (25) feet, or a distance equal to the height of the building immediately abutting the required yard, whichever is greater;*
- **Side:** *none except that where a side yard abuts a residential zone such side yard shall be not less than twenty-five (25) feet, or a distance equal to the height of the building immediately abutting the required yard, whichever is greater;*
- *Adjacent buildings shall have compatible front setbacks to maintain visual continuity of the streetscape. Setback infill projects in areas with different front setbacks at a distance equal to the average setbacks of buildings on either side not to exceed fifty (50) percent of the minimum setback requirements of the zoning code.*

**ANALYSIS**

**Parcel Legality**

The subject property consists of Lot 1 and Lot 2 as shown on Assessor’s Map Book 40, Page 10, Glenn County. The recorded map legally created two separate lots. A preliminary title report dated June 20, 2025, submitted by the applicant, confirms that both Lot 1 and Lot 2 are under common ownership and are currently assessed under a single Assessor’s Parcel Number (APN: 040-104-001) (see **Attachment B**).

**Compliance with State Law**

The proposed LLA complies with Government Code Section 66412(d), as the project does not result in the creation of additional new parcels. The adjustment will modify the existing shared boundary between Lot 1 and Lot 2, transferring land from Lot 2 to Lot 1 while maintaining the existing number of parcels.

**Compliance with Orland Municipal Code**

The existing “automotive repair” use on Lot 1 is principally permitted use in the M-L zone pursuant to OMC Section 17.48.020. No development is proposed on Lot 2 at this time. Therefore, the proposed LLA is consistent with the purpose and applicability of the M-L zone. The newly adjusted lots will maintain the current lot width of 129 feet and will continue

to comply with the lot requirements set forth in OMC Section 17.48.040. Additionally, the proposed LLA will not result in any setback deficiencies for either lot. The existing structure located on Lot 1 will comply with setbacks requirements established in OMC Section 17.48.135 after the LLA has been completed.

### **PUBLIC NOTICE**

A 10-day public hearing notice of the subject project was published in accordance with notice requirements provided in Government Code Section 65091 requiring a 10-day hearing. The Planning Department received no public comments on the project at the time of this report.

### **ENVIRONMENTAL DETERMINATION**

The City of Orland find that this Lot Line Adjustment 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.

### **RECOMMENDATION**

Based on the information contained in the staff report, public testimony, and Planning Commission consideration, staff recommends the following actions:

1. Find that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guideline section 15305 (a).
2. The Planning Commission adopt PC Resolution 2026-XX (**Attachment A**) approving LLA 2026-01 as proposed.

### **ATTACHMENTS**

Attachment A – PC Resolution # 2026-XX

Attachment B – Proposed Lot Line Adjustment 2026-01 Exhibits