



PROJECT SUMMARY

Application Number: 26PLN-0023
Subject: Tentative Parcel Map Application – Vinge Map
Applicant: Karl Vinge (Applicant/Property Owner)/ Rob Wood, Millenium Planning and Engineering (Representative)
Location/APNs: 111 Broadview Avenue, Grass Valley, CA 95945 (APN: 008-280-020)
Current Zoning/General Plan: Single Family Residential (R-1)/ Urban Low Density (ULD)
Entitlements: Tentative Parcel Map
Environmental Status: Exemption Section 15315, Minor Land Divisions
Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. Planning staff recommend that the Planning Commission approve application (26PLN-0023), which includes the request for the consideration of a Tentative Parcel Map, which includes the following actions:
 - a. Determine the Tentative Parcel Map project Categorically Exempt, pursuant to Exemption Section 15315, Minor Land Divisions, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Adopt the Findings of Fact for approval of the project, as presented in the Staff Report; and,
 - c. Approve the Tentative Parcel Map, in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND

The project parcel is zoned as Single Family Residential (R-1). The Grass Valley 2020 General Plan identifies the site as Urban Low Density (ULD). The site falls within the City of Grass Valley 1872 Historic Townsite. The property is designated as a “Priority 4” status, defined as “modern infill” with no significance of historic integrity. No specific plans, special designations, or adopted conservation plans apply to the site. The project site falls within a residential neighborhood in the Broadview Heights portion of town, that may also be locally referred to as, or may be considered to be near to, the “Washington Hill” neighborhood.

The Planning Division received a complaint on the subject property. The complaint detailed removal of (3) trees, a short-term rental being operated (AirBnB), and waste receptacles that are left out curbside for extended periods of time. Planning staff looked into the complaint and verified the short-term rental was operating without appropriate permits (Minor Use Permit) and conducted a site inspection, where the removed trees were verified. All items were discussed with the property owner/applicant and the resolution to the complaint items were reached; tree penalty fine was paid and required replanting as a mitigation measure will occur, the property owner selected to not pursue legal permitting and selected to stop the short-term rental operation, and waste receptacles will be brought in and stored away from the street.

The immediate neighbors to the project site are all single-family homes. The site is currently developed with a single-family home and an existing driveway with access to Broadview Avenue. Immediate neighbors to the project property are described below.

Surrounding Land Uses:

- North: Single-family home.
 - Zoned Single Family Residential (R-1)/ with a General Plan designation of Urban Low Density (ULD).
- South: Single-family home.
 - Zoned Single Family Residential (R-1)/ with a General Plan designation of Urban Low Density (ULD).
- East: Single-family home immediately adjacent and Hill Top Commons – Senior Care and Community.
 - Zoned Single Family Residential (R-1)/ with a General Plan designation of Urban Low Density (ULD).
- West: Single-family home.
 - Zoned Single Family Residential (R-1)/ with a General Plan designation of Urban Low Density (ULD).

PROJECT PROPOSAL

The project consists of a Tentative Map application that details a request to subdivide a 0.55-acre residential property, that is currently developed with a single-family residence, into two residential (R-1) parcels.

The proposed map consists of:

- Parcel 1 (0.21-acres) is to accommodate the existing home.
- Parcel 2 (0.33-acres) will be an undeveloped parcel with a flag lot design for direct access from Broadview Avenue.
 - Parcel 2 will be able to be developed with a home in the future.
 - Parcel 2 has an existing Access Easement from the east side of the property to the south/rear of the parcel. This Access Easement is not proposed to be utilized for access to Parcel 2, use of the access will require to be improved up to current standards.
 - Instead, access to Parcel 2 has been configured via “flag lot” design, where access to Parcel 2 will be directly from Broadview Avenue.

Access: Access to Parcel 1 is via existing residential driveway encroachment. Parcel 2 will require an encroachment permit and a new paved driveway at time of building permit application, whenever a new home is proposed. Sidewalks exist along the frontage of the property along Broadview Avenue.

Landscape/Tree Removal, Trash Enclosure, and Lighting: There are existing typical residential side/front yard areas associated with the existing primary house. Currently, no trees are proposed to be removed as a result of this project. A complaint was received on the property stating (3) trees were removed. The validity of the complaint was confirmed with cooperation from the property owner/site inspection and a penalty fee for removal of trees without a Tree Permit is required to be paid. A Condition of Approval has been added for required replanting of trees, a typical mitigation measure required for tree removal; with or without a penalty.

A total of (4) waste receptacles are associated with the primary home, the residential waste receptacles are stored outside of the garage that is along the Broadview frontage. No lighting is proposed nor required with the project. Any new light fixtures proposed on the future home are required to be shielded/directed downward to minimize light pollution/light spillage.

Utilities: The City of Grass Valley currently provides water/wastewater services. The electricity provider is PG&E. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

ZONING AND GENERAL PLAN CONSISTENCY

The following discussion evaluates the project's consistency with the Grass Valley 2020 General Plan. The intent of this section is to demonstrate that the proposed map and future use of the site will maintain the overall integrity of the City's adopted land use plan, support applicable goals and policies, and further the City's long-term vision for sustainable and balanced development.

The Grass Valley 2020 General Plan identifies the site as Urban Low Density (ULD). The "ULD" General Plan designation is intended primarily for single-family homes, per [Chapter 3 – Land Use Element](#) (PDF page 26). The project parcel is zoned as Single-Family Residential (R-1). The intent of the "R-1" designation is intended to facilitate single dwellings on standard urban lots, surrounding the more densely developed City core, per [Section 17.22.020.B – Purposes of the Residential Zones](#).

The proposed tentative parcel map, a subdivision of a single parcel into two parcels, results in newly created parcels that conform to parcel development standards of the "R-1" zone. The resultant parcel configurations are consistent with standards regarding lot size, density, lot width and depth. Respective future development will be evaluated at time of building permit submittal for conformance with local and applicable State standards for construction (CA Building Code, Green Energy Code, fire sprinklers, etc.).

Regarding General Plan Consistency, the project supports and is consistent with multiple goals and objectives of the Grass Valley 2020 General Plan. A “goal” expresses a general community value, while an “objective” represents a specific outcome or intermediate step toward achieving that goal. The applicable goals and objectives and the project’s consistency with each are discussed below.

- Land Use Goal (1-LUG): Promote balanced community growth and development in a planned and orderly way.
 - Land Use Objective (1-LUO): Availability of sufficient building sites properly zoned to accommodate projected growth.
 - Consistency: The project supports the utilization of land already zoned for residential use. Processing and approval of a Tentative Parcel Map will allow the land to be utilized as intended. Future residents will continue to be supported through existing infrastructure (sewer/water), existing roadways, public services (fire/police), and utilities.
- Land Use Goal (2-LUG): Promote infill as an alternative to peripheral expansion where feasible.
 - Land Use Objective (4-LUO): Reduction in environmental impacts associated with peripheral growth.
 - Consistency: The property is currently developed with connections to infrastructure, roadways are existing. The proposed subdivision of land facilitates future residential infill development on an undeveloped portion of the site without requiring expansion into undeveloped areas.
- Circulation Goal (4-CG): Maintain, improve, and expand the existing circulation and transportation system to provide reasonable ingress, egress, and internal movement.
 - Circulation Objective (12-CO): Establishment/adherence to functional hierarchy of streets and highways, both within the City and throughout Planning Area.
 - Consistency: Access to Parcel 2 is required to be improved to current standards, an encroachment permit will ensure a paved apron and 20-foot in length paved driveway is required. An encroachment permit is required with the construction of a new home. Parcel 1 has been reviewed by the Engineering Division and has been determined to have sufficient encroachment.

ENVIRONMENTAL DETERMINATION

The proposed project qualifies for a Categorical Exemption pursuant to Section 15315, Minor Land Divisions, of the California Environmental Quality Act (CEQA) and Guidelines. The subject Class 15 Categorical Exemption details the appropriate application of the exemption when the following criteria is met:

- The project parcel is located within an urbanized area zoned for residential use, the [subdivision] will result in four or fewer parcels, the division is in conformance with the General Plan and zoning [laws], no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a

division of a larger parcel within the previous (2) years, and the parcel does not have an average slope greater than 20%.

- Consistency: The property and project scope meet all the aforementioned criteria to qualify for utilization of the exemption, Section 15315, Minor Land Divisions.

The project was routed to internal Community Development Departments and external agencies for review and comments. Comments received have been incorporated into the project as Conditions of Approval. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

FINDINGS

The proposed project meets the required findings of [Section 17.81.060 – Tentative Map Approval or Disapproval](#), Section 17.81.060.B – Supplemental Findings (#6), to include the listed standard findings.

1. The Tentative Parcel Map application (26PLN-0023) was received by the City on June 03, 2026.
2. The City of Grass Valley Planning Commission will review the Tentative Parcel Map application (26PLN-0023) at their regular meeting on August 18, 2026.
3. The review authority may approve a tentative map only after first finding that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, and any applicable specific plan, and that none of the findings for denial in Subsection C. can be made. The findings shall apply to each proposed parcel as well as the entire subdivision, including any parcel identified as a designated remainder in compliance with Map Act Section 66424.6.

The proposed project meets the required findings of Section 17.81.060 – Tentative Map Approval or Disapproval, for the proposed Tentative Map Approval:

4. The proposed subdivision, together with provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and that none of the findings for denial can be made.
5. Construction of Improvements. In the case of a tentative map for a subdivision that will require a subsequent parcel map, it is in the interest of the public health and safety, and it is necessary as a prerequisite to the orderly development of the surrounding area, to require the construction of road improvements within a specified time after recordation of the parcel map.
6. The Development Review Committee and Planning Commission has reviewed the project in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, and recommends that the Planning Commission find the project qualifies for the Class 15 categorical exemption (Section 15315, Minor Land Divisions) in accordance with the California Environmental Quality Act and CEQA

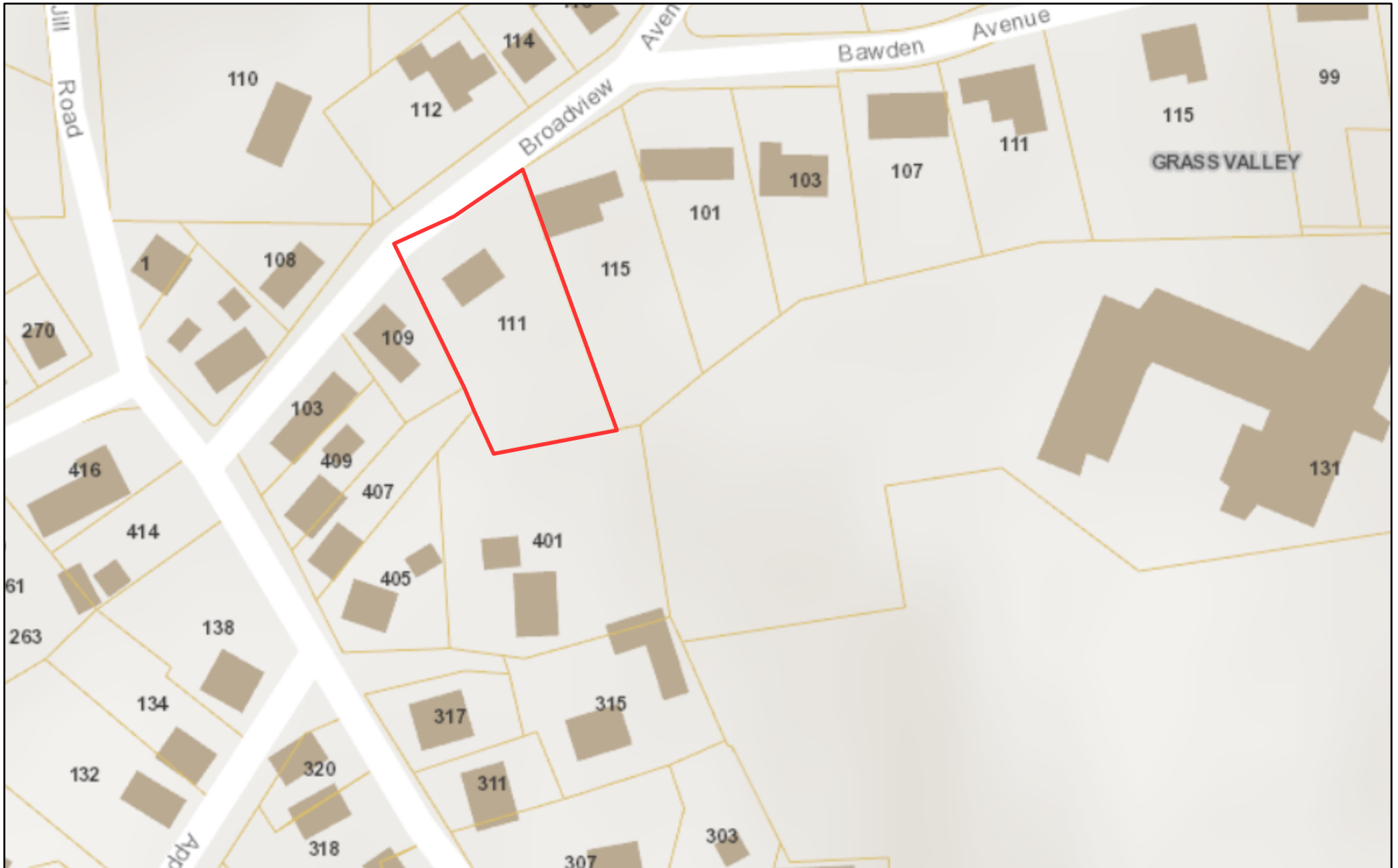
Guidelines. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

ATTACHMENTS

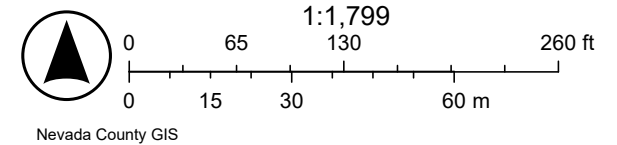
1. Vicinity Map
2. Aerial Map
3. Universal Application – Provided Upon Request
4. Site Inspection – Photos
5. Tentative Parcel Map
6. Draft Conditions of Approval

Vicinity Map - 111 Broadview Avenue

ATTACHMENT 1



8/4/2026, 10:14:39 AM

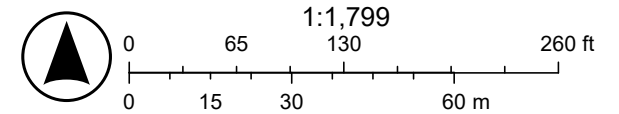


Aerial Map - 111 Broadview Avenue

ATTACHMENT 2



8/4/2026, 10:15:00 AM



Site Inspection Photos

Photo 1 (below), view looking at frontage of 111 Broadview Avenue.



Photo 2 (below), view from proposed driveway access (stemming from Broadview Avenue) facing towards frontage of proposed “Parcel 2” (rear of existing home).



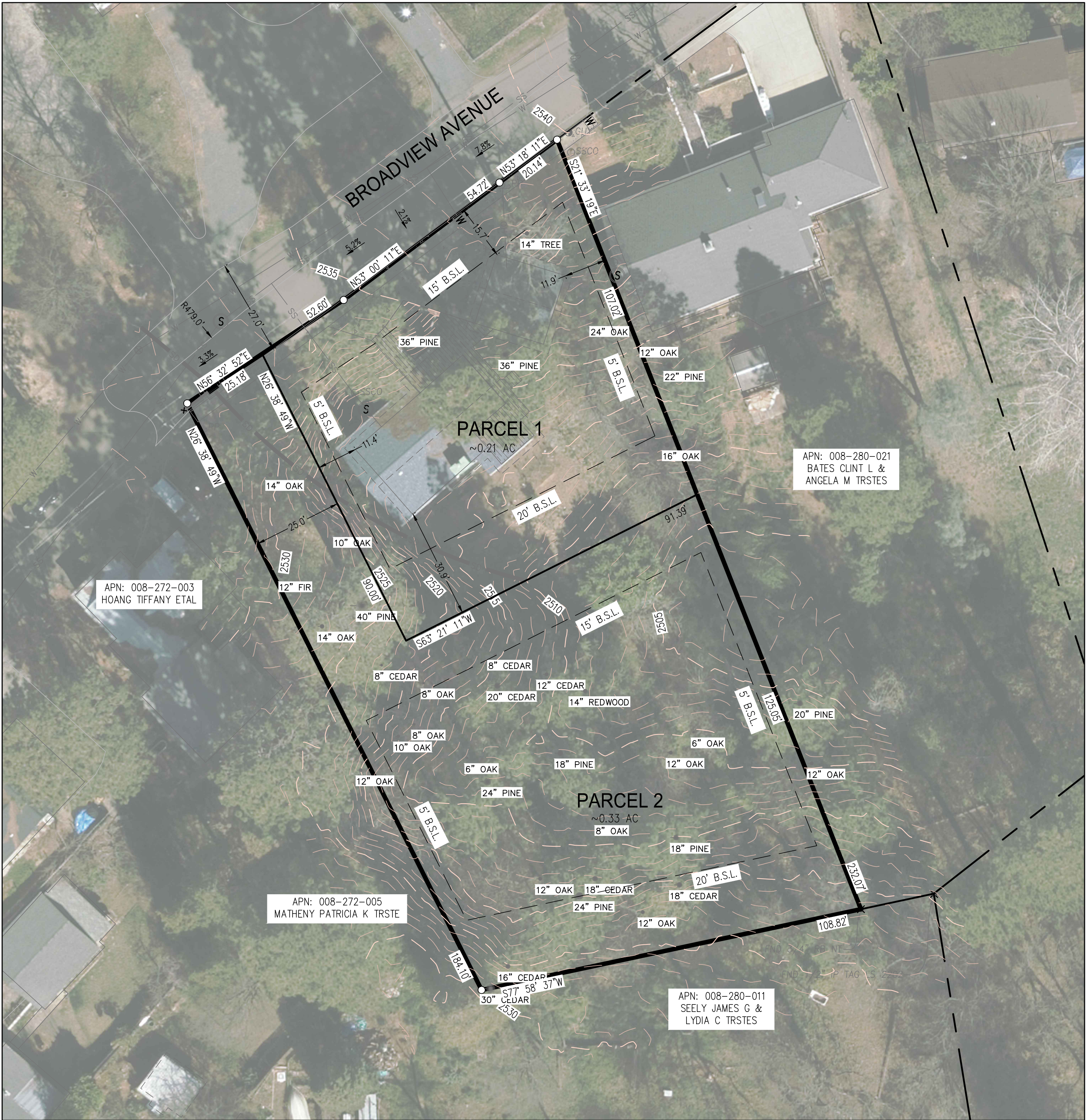
Photo 3 (below), view facing towards interior of proposed “Parcel 2” (rear of existing home).



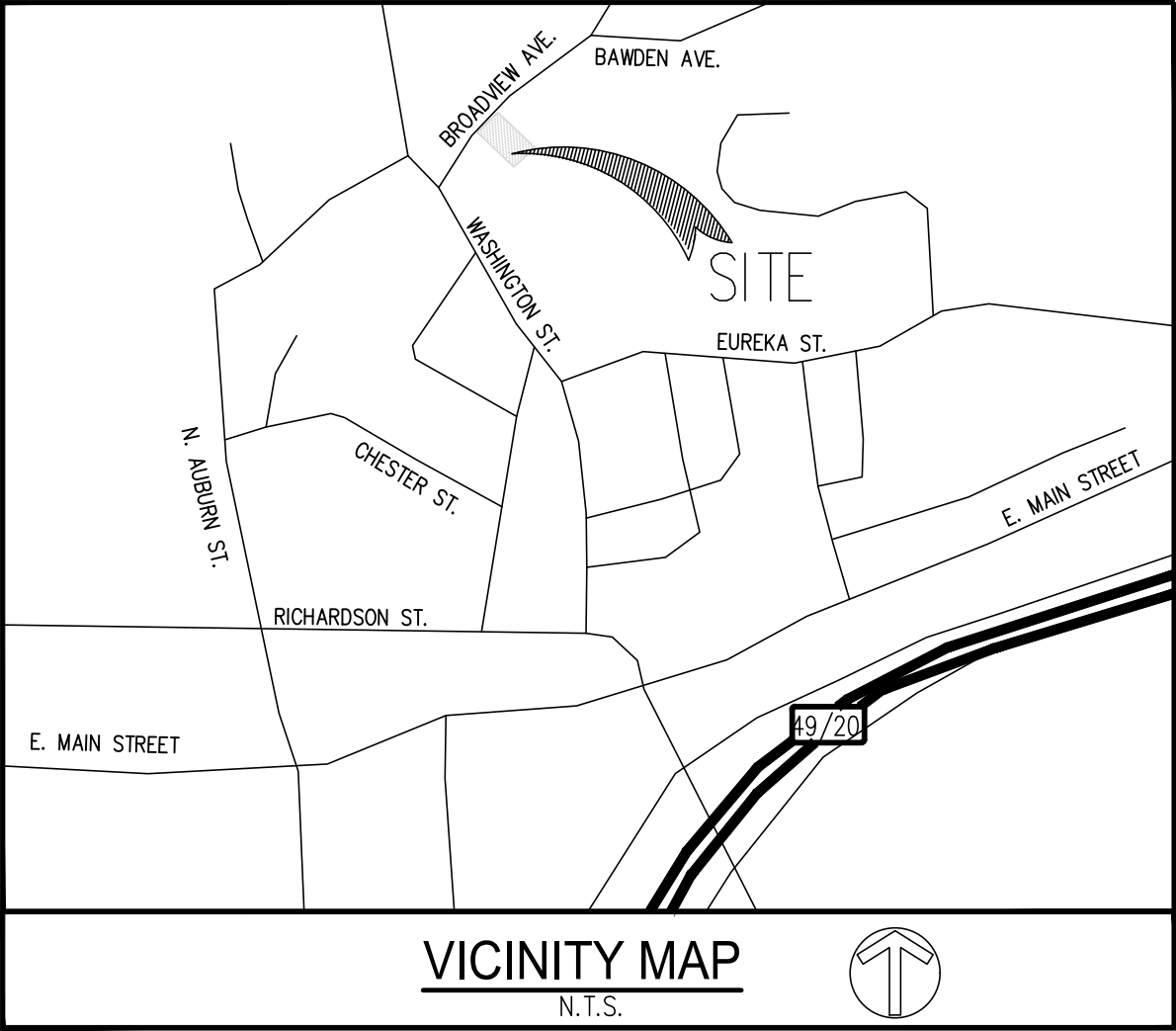
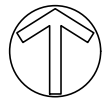
TENTATIVE PARCEL MAP
FOR
111 BROADVIEW AVENUE
JUNE, 2026

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED PROPERTY LINE
	BUILDING SETBACK LINE (B.S.L.)
	EXISTING OVERHEAD UTILITIES
	EXISTING WATERLINE
	EXISTING SEWER LINE
	EXISTING OVERHEAD UTILITIES
	EXISTING WATER METER
	EXISTING SEWER MANHOLE PUMP
	EXISTING SEWER CLEANOUT
	EXISTING TREE TYPE & SIZE

PROJECT INFORMATION
PROPERTY ADDRESS 111 BROADVIEW AVENUE GRASS VALLEY, CA 95945
OWNER/APPLICANT KARL VINGE 111 BROADVIEW AVENUE GRASS VALLEY, CA 95945 karl.vinge@gmail.com
PLANNING/ENGINEERING MILLENNIUM PLANNING & ENGINEERING 159 S. AUBURN STREET GRASS VALLEY, CA 95945 530-446-6765 CONTACT PERSON: ROBERT WOOD, AICP
SURVEYING MILLENNIUM PLANNING & ENGINEERING 159 S. AUBURN STREET GRASS VALLEY, CA 95945 530-446-6765 CONTACT PERSON: ROB LAWLESS, PLS
ASSESSOR'S PARCEL NUMBER 008-280-020
ZONING R-1
GENERAL PLAN ULD
LOT AREA 0.55 ACRES
ELECTRICAL PG&E
WATER CITY OF GRASS VALLEY
SEWAGE DISPOSAL CITY OF GRASS VALLEY
FIRE PROTECTION GRASS VALLEY FIRE DEPARTMENT



SITE PLAN
SCALE: 1" = 20'



159 SOUTH AUBURN STREET, GRASS VALLEY, CA 95945 (530) 446-6765

DATE	DESCRIPTION	REV.

KARL VINGE
111 BROADVIEW AVENUE
GRASS VALLEY, CA 95946

TENTATIVE PARCEL MAP

DESIGNED BY: REV
DRAWN BY: DEC
PROJECT NO.: 26-0310
DATE: JUNE, 2026
SHEET NUMBER:
C1.0



DRAFT CONDITIONS OF APPROVAL

Application Number: 26PLN-0023
Applicant: Karl Vinge (Applicant/Property Owner)/ Rob Wood,
Millenium Planning and Engineering (Representative)
Location/APNs: 111 Broadview Avenue, Grass Valley, CA 95945 (APN: 008-280-020)
Prepared by: Vanessa Franken, Associate Planner

STANDARD CONDITIONS

1. The approval date for Planning Commission review of the proposed project is ___08/18/2026___, with an effective date of ___09/03/2026___; This project is approved for a period of (36) months, per [Section 17.81.130 – Tentative Map Time Limits and Expiration](#), and shall expire on ___08/18/2029___, unless the project has been effectuated or the applicant requests a time extension that is approved by the hearing body pursuant to the Development Code, per [Section 17.74.060 – Time Limits and Extensions](#).
2. The final design shall be consistent with the Development Review application, plans provided by the applicant, and as approved by Planning Commission, unless modified at time of hearing. The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

BUILDING DIVISION

1. Apply for a building permit for future development.

PLANNING DIVISION

1. Tentative Parcel Map will expire on 8/18/2026 if the subsequent required application (Parcel Map) is not applied for and recorded before the aforementioned date.
2. Future Parcel Map application shall detail the existing easement along rear of property.

3. A copy of the recorded Parcel Map shall be submitted to the Planning Department to avoid potential halting of any future building permit submittals.
4. At time of formal Parcel Map application, submit A Site Plan indicating location (setbacks), quantity, approved tree species, tree size (minimum of 15-gallon) is required for the selected mitigation measure for tree removal – “Replanting On-site” for Parcel 1. In addition, a brief written description that details method of watering (hand or irrigation) and the anticipated time of planting for the trees.
 - A site inspection with the Planning Division is required upon completion of planting prior to recordation of Parcel Map.
 - Vitality of trees will be inspected prior to issuance of any future permits that may be applied for on Parcel 1. Permit processing shall be paused should compliance with the mitigation measure not be fulfilled by the responsible party/property owner.
5. No operation of a short-term rental is permitted without approval of a Minor Use Permit. Should the now ceased short-term rental operate without required approvals, proponent of short-term rental operation shall be subject to fines, penalties, and payment of back Transient Occupancy Taxes for operation duration of the rental.
6. All waste receptacles shall be stored off street when emptying by the waste collector is not occurring.
 - Per [Section 8.24.080 – Placement for Collection](#), “No container for receiving solid waste, shall be placed on any street, alley, sidewalk, footpath, or any public place, except in accordance with rules and regulations established under this chapter or an arrangement made with the city in consultation with the franchised collector for an alternate collection location. At no time shall such containers in any way be offensive to human senses or a public nuisance.”
- ~~7. Tree penalty fine is to be paid prior to recordation of Parcel Map.~~

ENGINEERING DIVISION

1. Should the rear easement running to the southern edge of the property is to be utilized for access in the future, the City will require that the existing easement area be upgraded to meet City standards, which includes being paved.
2. When developed, the proposed driveway from Broadview to serve Parcel 2 will require a paved encroachment and an encroachment permit from the Engineering Division. The first 20 feet of the driveway is required to be paved (asphalt, concrete, or approved pavers).
3. A Parcel Map application must be approved by the City Engineer prior to recordation of map.

NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT (NSAQMD)

1. Future activities related to grading/construction shall ensure the following are initiated and maintained:
 - Construction vehicle speed at the work site must be limited to (15) miles per hour or less.
 - Prior to any ground disturbance, sufficient water must be applied to the area to be disturbed to prevent visible emissions from crossing the property line;
 - Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line;
 - Storage piles must be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;
 - Equipment must be washed down before moving from the property onto a paved public road; and
 - Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours.