



PROJECT SUMMARY

Application Number: 26PLN-0024
Subject: Tentative Parcel Map Application
Applicant: Cameron Brady (Applicant/Operator)/ Nelson Engineering (Representative)
Location/APNs: 134 South Church Street, Grass Valley, CA 95945 (APN: 008-370-010)
Current Zoning/General Plan: Town Core (TC) / Commercial (C)
Entitlements: Tentative Map
Environmental Status: Exemption Section 15301, Existing Facilities, and 15332 In-Fill Development Projects
Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. Planning staff recommend that the Planning Commission approve application (26PLN-0024), 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 15301, Existing Facilities, and Class 32, Section 15332 In-Fill Development Projects, 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 Town Core (TC). The Grass Valley 2020 General Plan identifies the site as Commercial (C). The site is within the City's adopted Historic District, although retains no historic significance. No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site. The project site falls within a mixed-use corridor along a portion of Church Street that facilitates both commercial and residential uses. The immediate area neighbors include: The Brett Harte senior residential facility, the Elks Lodge community hall, a Tri-Counties and Chase banking institution, and small locally owned retail shops. Most recently, the site was a Bank of America and closed in April, 2025. The site is currently vacant.

The property exists as a completely developed site, consisting of:

- The project parcel is 0.83-acres in size.
- Developed with a single 10,400 SF commercial building, made of a single story and (2) interior levels, and a drive through bank kiosk, formal landscape areas, and a paved asphalt parking lot.
- Access via (3) driveways; a commercial encroachment from frontage along South Church Street and along rear on Neal Street for ingress/egress, to include an exit/“out” only driveway off of the side of the property on South School Street.

Immediate neighbors to the project property are described below.

Surrounding Land Uses:

- North: Brett Harte senior residential facility.
 - Town Core with a combining Historic zoning overlay (TC-H) with a General Plan designation of Commercial (C).
- South: El Barrio grocery store and Tri-Counties bank.
 - Town Core (TC) with a General Plan designation of Commercial (C).
- East: City owned public parking lot.
 - Town Core with a combining Historic zoning overlay (TC-H) with a General Plan designation of Public (P).
- West: Single Family residential home and the Elks Lodge community hall.
 - Town Core with a combining Historic zoning overlay (TC-H) with a General Plan designation of Commercial (C).

PROJECT PROPOSAL

The project consists of a Tentative Map application that details a request to subdivide the property into (2) parcels and to subdivide the existing building into (2) office/commercial condominiums.

The proposed map consists of:

- Parcel 1: A parcel that will result in a parking lot, with (17) parking stalls. Parcel size is proposed as (12,439± SF).
 - The City of Grass Valley is in contract with the property owner of the project property to purchase the parking lot for public parking use.
- Parcel 2: A parcel that will retain the entire building and remaining portion of parking lot, (24) parking stalls.
- Building Unit 1: Condominium size is proposed at (4,830 SF) total and may be occupied by a single tenant.
 - Level 1: (3,920 SF)
 - Level 2: (910 SF)
- Building Unit 2: Condominium size is proposed at (5,775 SF) total and may be occupied by a single tenant.
 - Level 1: (3,745 SF)
 - Level 2: (2,030 SF)

Future construction is anticipated and will include: minor site reconfiguration of parking stalls and removal of existing “portico” structure (drive-through ATM). No major exterior alterations, additions, or expansion of building footprint are proposed.

Access: Access to the project site is from (3) driveways; a commercial encroachment from the frontage along South Church Street and along rear on Neal Street for both ingress/egress, to include an exit/ “out” only driveway off of the side of the property on South School Street. Driveway encroachments have been reviewed and deemed sufficient, there are no requirements imposed on the applicant to improve the existing driveways or roadways for the proposed use from the Community Development Department, Engineering Division. Sidewalks exist along the property perimeter which front a City roadway, Neal Street and South Church Street.

Parking: Parking stalls per resultant parcel are indicated below. Future tenants of the building will be subject to Table 3 – 3, [Section 17.36.040 – Number of Parking Spaces Required](#), for required parking stall standards. Future tenants will share parking on Parcel 1 and 2 via Shared Parking Agreement/Reciprocal Parking Agreement between property owners; see Planning COA #4.

- Parcel 1: A parcel that will result in a parking lot, with (17) parking stalls. Parcel size is proposed as (12,439± SF).
 - The City of Grass Valley is in contract with the property owner of the project property to purchase the parking lot for public parking use.
- Parcel 2: A parcel that will retain the entire building and remaining portion of parking lot, (24) parking stalls.

Landscape/Screening, Trash Enclosure, and Lighting: There are existing formal landscape areas that exists as manmade landscape planters within the parking lot and interspersed along the project site perimeter. No trees are proposed to be removed as part of this project. A site inspection was conducted, there is no standard waste receptacle storage area that exists within Parcel 1 or 2. A Condition of Approval will be discussed to be added or not at time of hearing, regarding a dedicated location and screening for the waste storage area. Planning staff is currently working with the applicant on the matter. Light fixtures exists and are shielded/directed downward to minimize light pollution; no new lights are required nor proposed.

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 Commercial (C). The Commercial (C) General Plan designation is a broad category, intended to encompass all types of retail commercial/commercial service establishments. The project parcel is zoned as Town Core (TC). The intent of the “TC” designation is intended to strengthen the mixed-use and pedestrian-oriented nature of the existing historic downtown. The secondary intent is to provide a mix of residential, commercial, civic, and institutional uses, per [Section 17.21.030 – Purposes of the Traditional Community Development Zones](#).

The proposed tentative map, subdivision of a single parcel into two parcels, results in newly created parcels that conform to parcel development standards of the TC zone. The resultant parcel configurations are consistent with standards regarding lot size, corner lot size, lot width and depth. The proposed condominiums will be further evaluated at time of Parcel Map formal application, prior to recordation. Respective land uses associated with future tenants will be evaluated at time of building permit and/or business license application for appropriate processing.

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 intended purposes, processing and review of Tentative Map with condominiums will allow the land to be utilized as intended. Anticipated new tenants will continue to be supported through existing infrastructure (sewer/water), parking and road circulation, 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 building and roadways are existing, the project utilizes existing infill development versus new construction of a building.
- Circulation Goal (3-CG): Provide for the safe and efficient movements of people and goods in a manner that respects existing neighborhoods and the natural environment.
 - Circulation Objective (8-CO): Routing of through-traffic around neighborhoods to collector streets.

- Consistency: South Church is a local street that leads to a collector road with access to a major highway interchange. Traffic from the establishment will use the existing collector street that exists within the downtown district and avoid being significantly routed through neighborhoods or residential roads, traffic may then be directed to the highway interchange.
- Circulation Goal (4-CG): Maintain adequate emergency access.
 - Circulation Objective (14-CO): Improvements and maintenance of adequate emergency access throughout the city.
 - Consistency: The project property has an existing parking lot/access into the site that is suitable for a fire engine apparatus. The Fire Marshal provided review and concluded with no changes to the land use. The Engineering Division reviewed the existing commercial driveway encroachment and deemed it satisfactory for the proposed land use to utilize.

ENVIRONMENTAL DETERMINATION

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Existing Facilities and 15332 In-Fill Development Projects, of the California Environmental Quality Act (CEQA) and Guidelines. The subject Class 1 Categorical Exemption details the appropriate application when “a – c” has been evaluated and Class 32 requires assessment of “a – d”. The proposed project qualifies for the aforementioned Categorical Exemptions due to the following.

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as applicable zoning designation and regulations.
 - Consistency: The Grass Valley 2020 General Plan identifies the site as Commercial (C). The Commercial (C) General Plan designation is a broad category, intended to encompass all types of retail commercial/commercial service establishments. The project parcel is zoned as Town Core (TC). The intent of the “TC” designation is intended to strengthen the mixed-use and pedestrian-oriented nature of the existing historic downtown. The secondary intent is to provide a mix of residential, commercial, civic, and institutional uses. The project is consistent with the applicable zoning standards and General Plan land use designation and policies, as analyzed in subsection “Zoning and General Plan Consistency” above, and complies with the applicable zoning designation and development regulations.
- b. The proposed development occurs within City limits on a project site of no more than five-acres substantially surrounded by urban uses.
 - Consistency: The proposed project occurs within City limits on a site that 0.83-acres in size, within a mixed use corridor along a portion of South Church Street that is substantially surrounded by urban uses, as described in the *Surrounding Land Uses* subsection in this staff report.
- c. The project site has no value as habitat for endangered, rare or threatened species.

- The project site is a completely developed site within an existing building and parking lot that was originally developed and is surrounded by a substantial amount of urban uses. The project site has no value as habitat for endangered, rare, or threatened species, due to the site and surrounding area, being heavily trafficked, paved, and heavily used. Landscape areas within the property are man-made parking lot landscape planters.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- Consistency: The proposed project would not result in significant traffic impacts. Traffic associated with the project would be typical to the general area. Engineering reviewed the project and deemed the existing roadways capable of facilitating anticipated traffic, based on collector roadways and direction to a major highway interchange.

Operational noise generated from the project will be compatible to the area – building door opening, car doors being shut, outdoor conversations, etc. Noise associated with vehicular traffic/traffic that enters/exits the site is typical to the existing use and surrounding residential/nearby commercial uses. No significant external noise generation is anticipated from the facility, as tenants are indoors. Any noise associated with the facility will be subject to City noise standards, [Chapter 8.28 - Noise](#).

Anticipated effects to air quality, associated with anticipated traffic, may be deemed as negligible in that emissions from anticipated traffic may be deemed as a less than significant effect to overall air quality. Operational emissions would be minimal and comparable to the previous institutional use, and would not result in a substantial increase in vehicle trips or stationary emission sources.

The project would not result in significant water quality impacts. The site is fully developed and served by existing utilities and stormwater infrastructure. The project does not propose expansion of the building footprint or new impervious surface areas that would adversely affect drainage or runoff patterns. All existing developments comply with applicable stormwater and water quality requirements. Approval of the project would not result in significant effects related to traffic, noise, air quality, or water quality.

- e. The site can be adequately served by all required utilities and public services.
- Consistency: The site is developed and the building is existing, the building is currently served by all required utilities and public services. The project has the ability to be served by all existing utilities and public services as well. The project was routed to applicable agencies for review of the proposed use, comments have been provided and incorporated into the project. No comments stating required utilities/public services will be unable to be accommodated.

Pursuant to CEQA Guidelines Section 15300.2, Exceptions, staff evaluated whether any exceptions to the use of the categorical exemption apply and determined that none of the applicable exceptions would preclude use of the exemption. Specifically:

- a. Location: The project site is not located within an environmentally sensitive area where the proposed activity would impact a designated hazardous or critical environmental resource. Therefore, this exception does not apply.
- b. Cumulative Impact: The project consists of a tentative parcel map for an existing developed commercial site and would not contribute to significant cumulative environmental impacts. No successive projects of the same type in the same place are anticipated to result in a significant cumulative effect.
- c. Unusual Circumstance: The project involves the subdivision of an existing developed commercial property within an urbanized area. No unusual circumstances exist that would create a reasonable possibility of a significant environmental effect.
- d. Scenic Highways: The project site is not located within the viewshed of, or adjacent to, an officially designated State Scenic Highway. The project would not damage scenic resources visible from a designated State Scenic Highway.
- e. Hazardous Waste Sites: The project site is not identified on any list compiled pursuant to Government Code Section 65962.5 (Cortese List). Therefore, this exception does not apply.
- f. Historical Resources: Although the project site is located within the City's Historic District, the subject property has been determined to have no historic significance. The project does not propose demolition or alteration of a historical resource and would not result in a substantial adverse change to a historical resource. Therefore, this exception does not apply.

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](#) (4), [Section 17.81.060.B – Supplemental Findings](#) (5 – 6), [Section 17.81.030 - Tentative Map Filing, Initial Processing](#) (7) to include the listed standard findings.

1. The Use Permit application (26PLN-0024) was received by the City on June 04, 2026.
2. The City of Grass Valley Planning Commission will review the Use Permit application (26PLN-0024) 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.

4. 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.
5. Condominiums. Any applicable findings required by [Section 17.84.030 - Condominiums and Condominium Conversions](#) for condominium conversions.
6. Time Limit, Stock Cooperatives. The approval or disapproval of the conversion of an existing building to a stock cooperative shall occur within one hundred twenty days of the application being found complete in compliance with [Section 17.81.030 - Tentative Map Filing, Initial Processing](#). The one hundred twenty-day time limit may be extended by mutual consent of the subdivider and the city, per [Section 17.84.030.B.6.a - Condominiums and Condominium Conversion](#).

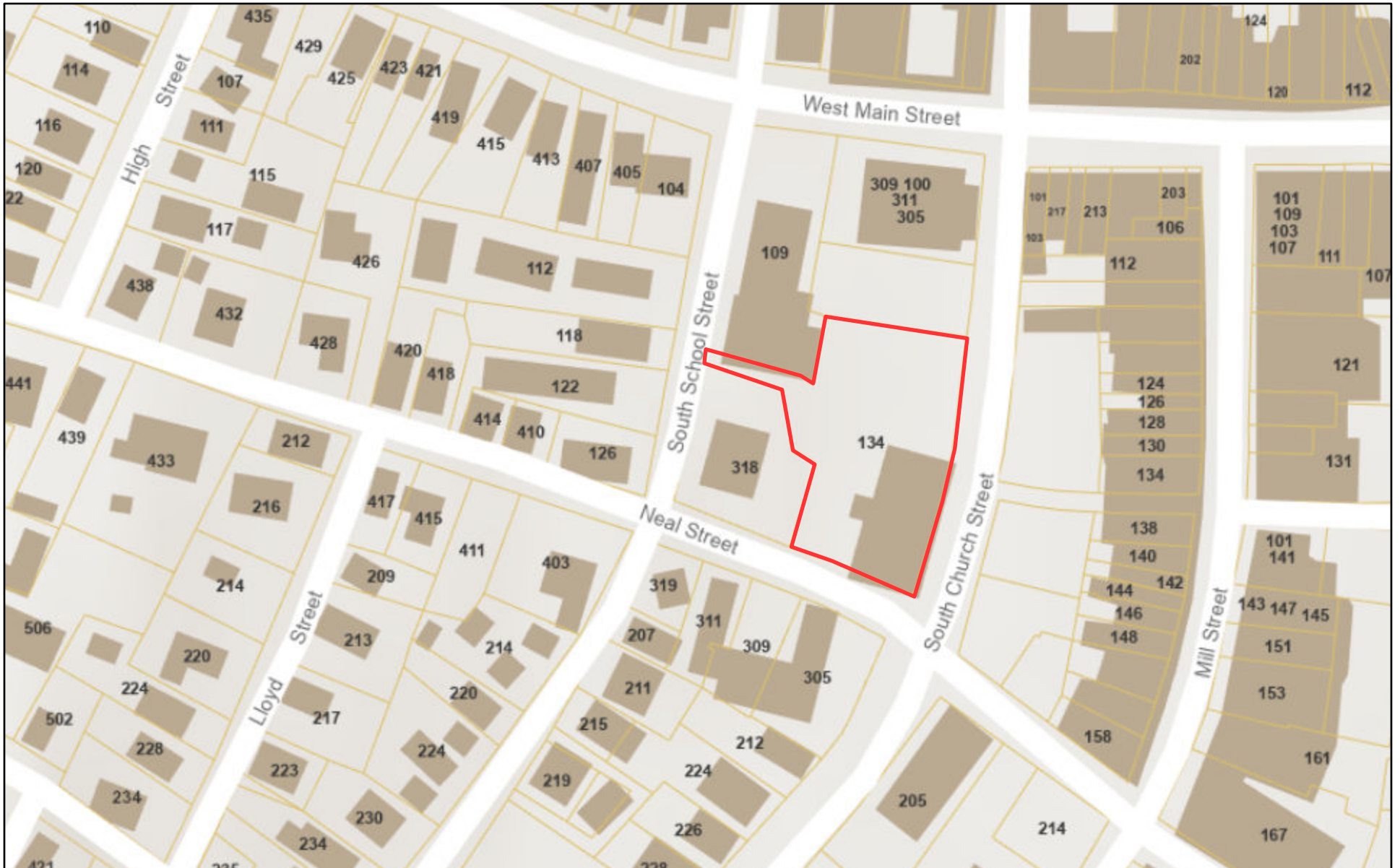
The Development Review Committee and Planning Commission has reviewed the project in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, and recommends that the Planning Commission find the project qualifies for the Class 1 and 32, Categorical Exemption (Section 15301, Existing Facilities and Section 15332 In-Fill Development Projects) 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

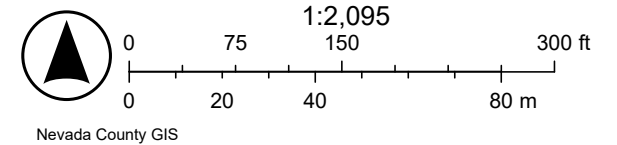
1. Vicinity Map
2. Universal Application – Provided Upon Request
3. Site Inspection – Photos (Existing Building, Parking Lot, Office)
4. Tentative Parcel Map
5. Draft Conditions of Approval

Vicinity Map

ATTACHMENT 1



6/29/2026, 8:43:48 AM



Site Inspection Photos

Figure 1 (below) – View looking west from South Church Street at primary frontage of site.

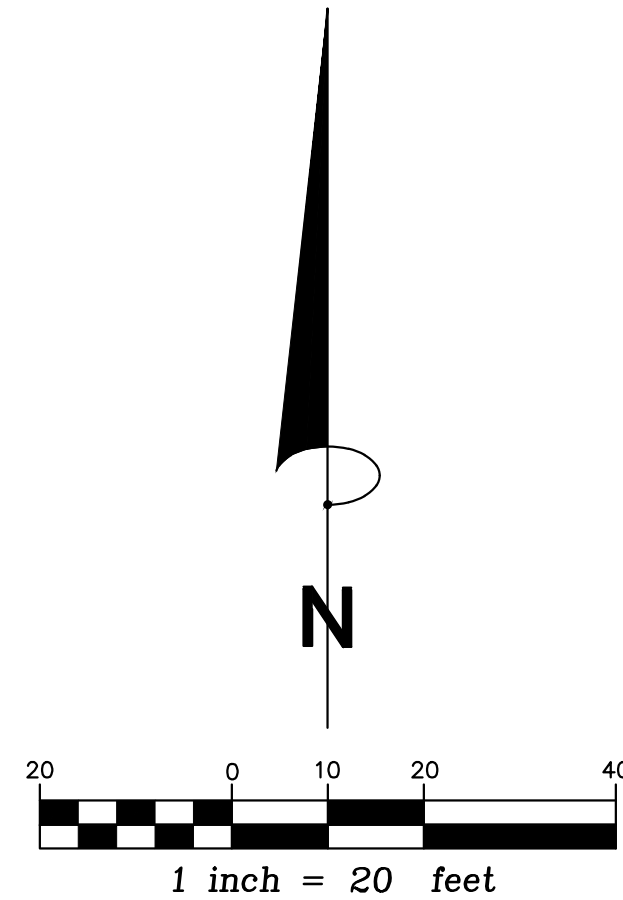


Figure 2 (below) – View looking west from South Church Street at primary entrance into building.



Figure 3 (below) – View looking west from South Church Street at existing driveway into the site.





ATTACHMENT 4
TENTATIVE PARCEL MAP
FOR
CAMERON BRADY
BEING A PORTION OF LOTS 6, 7, 8 & 9, BLOCK 24 OF THE GRASS VALLEY TOWNSITE AND WITHIN SECTION 27, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B&M OF THE INCORPORATED CITY OF GRASS VALLEY, CALIFORNIA.
A.P.N.: 008-370-010
SCALE: 1" = 20'
JUNE 2026

ENGINEER OF WORK:
NELSON ENGINEERING
14028 CAMAS COURT
PENN VALLEY, CA 95946
(530) 432-4818
CONTACT PERSON: KEVIN J. NELSON, PE, PLS

OWNER/APPLICANT:
CAMERON BRADY
110 Bank Street
Grass Valley, CA 95945
(530) 559-2614

ASSESSOR'S PARCEL NUMBER:
008-370-010

EXISTING & PROPOSED ZONING:
TC - TOWN CORE

PROJECT DESCRIPTION:
A TENTATIVE PARCEL MAP TO SUBDIVIDE THE LAND INTO TWO PARCELS AND THE EXISTING BUILDING INTO TWO UNITS.

FIRE PROTECTION:
CITY OF GRASS VALLEY

WATER:
CITY OF GRASS VALLEY

SEWER DISPOSAL:
CITY OF GRASS VALLEY

ELECTRICAL UTILITIES:
PACIFIC GAS & ELECTRIC

LAND AREA:
TOTAL AREA = 082± Acres

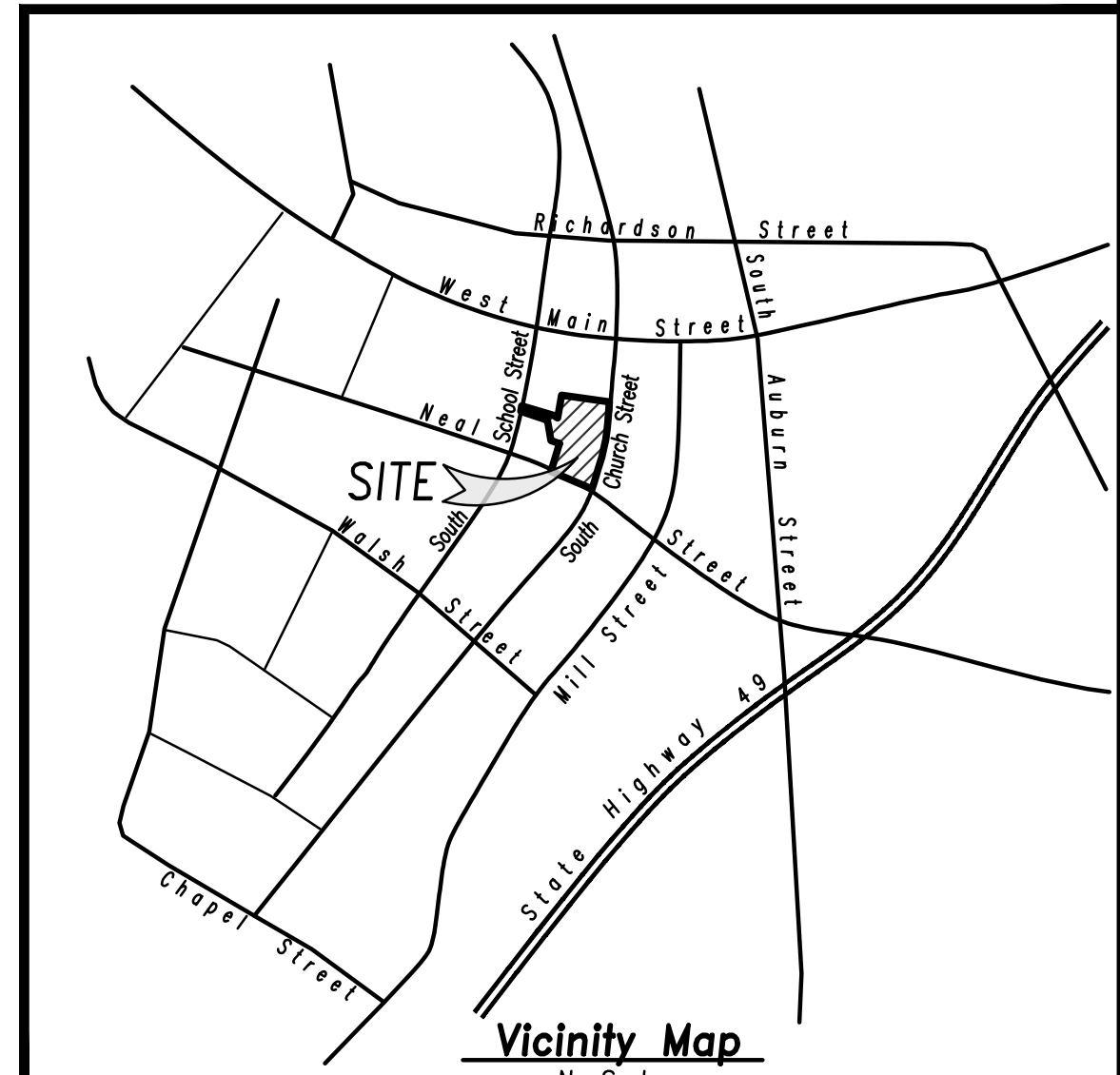
SITE STATISTICS:

DESCRIPTION	SQUARE FOOTAGE	PERCENTAGE
BUILDING COVERAGE	7,815 s.f.	21.8%
PAVEMENT AREA	20,260 s.f.	56.5%
CONCRETE, CURBS & WALKWAYS	3,088 s.f.	8.6%
LANDSCAPE AREAS:		
INTERIOR PARKING	1,610 s.f.	4.5%
RESIDENTIAL BUFFER	2,327 s.f.	6.5%
STREET BUFFER	760 s.f.	2.1%
NATURAL AREA/OPEN SPACE	0 s.f.	0.0%
TOTALS:	35,860 s.f.	100.0%

PARKING STATISTICS:

Parcel 1	
FULL SIZE PARKING STALLS	17
COMPACT PARKING STALLS	0
HANDICAP STALLS	0
TOTALS:	17
Parcel 2	
FULL SIZE PARKING STALLS	21
COMPACT PARKING STALLS	0
HANDICAP STALLS	3
TOTALS:	24

- LEGEND**
- PROPERTY LINE
 - EXIST. EDGE OF PAVEMENT
 - PAVEMENT AREA
 - 4" CONCRETE AREA
 - PROPOSED LANDSCAPE AREA



DESIGNED: KJN
DRAWN: KJN
CHECKED BY: KJN
DATE: June 3, 2026
PROJECT No.: 26-168
DWG. NAME: 26-168 Tentative Map.dwg

NO. 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

REVISIONS

DATE

TENTATIVE PARCEL MAP FOR:
CAMERON BRADY
134 South Church Street
COUNTY OF NEVADA.

NELSON ENGINEERING
Civil Engineering, Surveying & Land Planning
14028 Camas Court
Penn Valley, CA 95946
(530) 432-4818
www.nelsonengineering.com

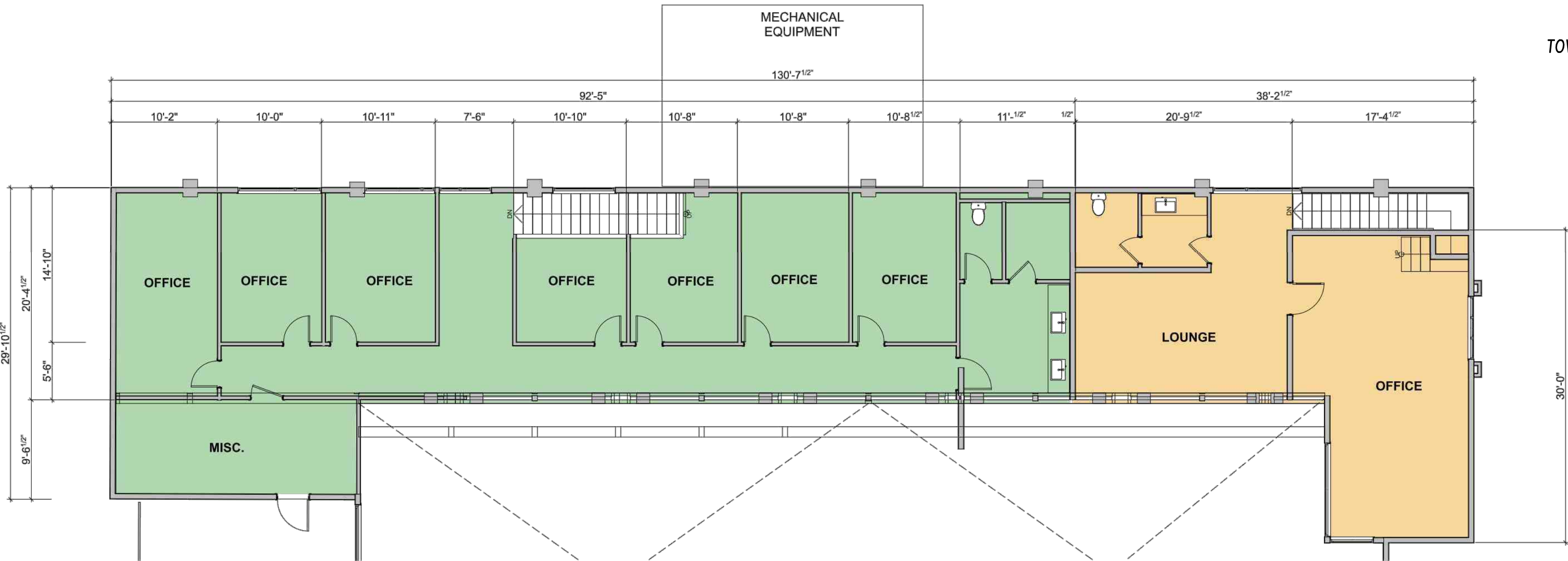
1 OF 2

ATTACHMENT 4
TENTATIVE PARCEL MAP

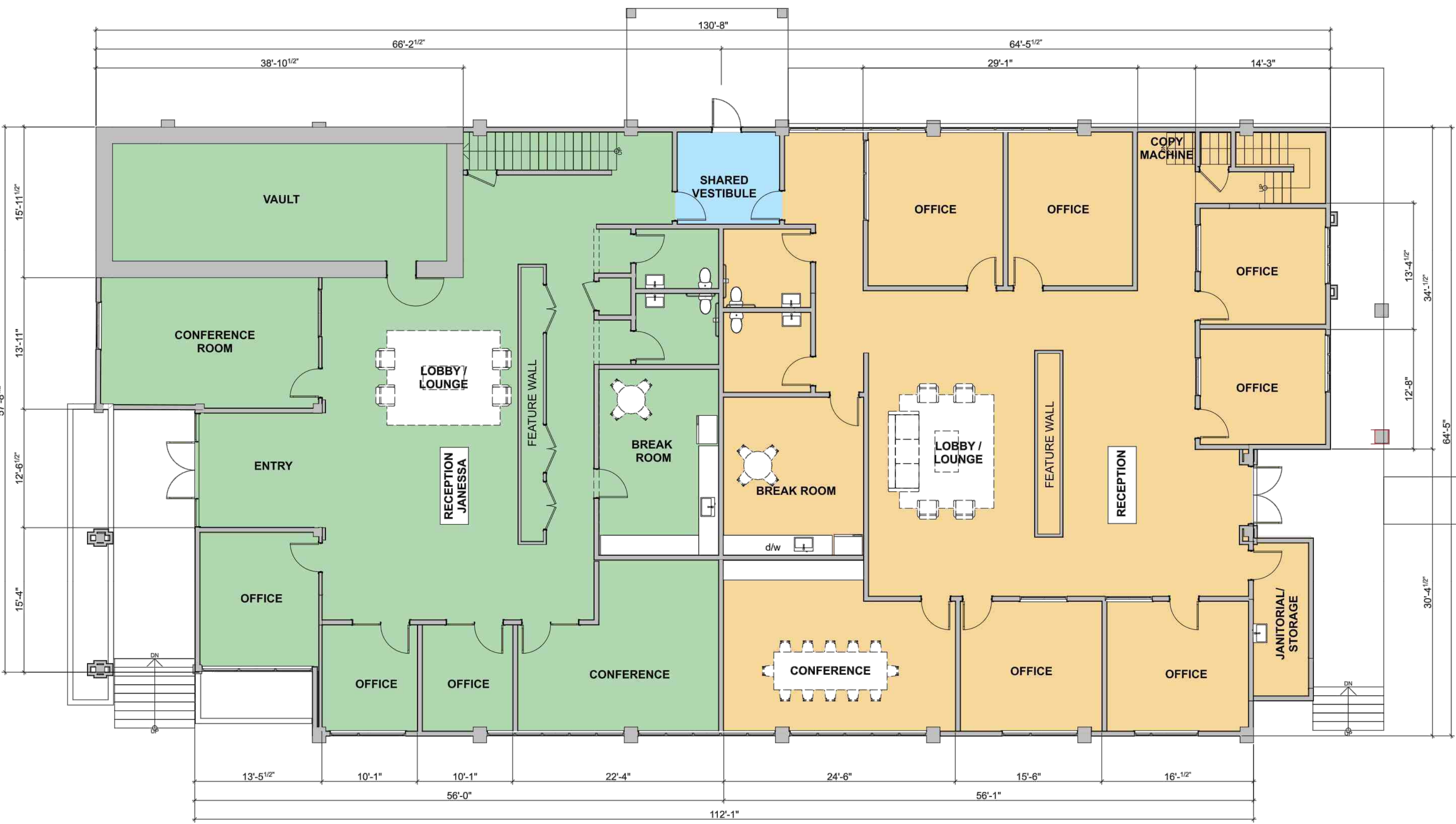
FOR
CAMERON BRADY

BEING A PORTION OF LOTS 6, 7, 8 & 9, BLOCK 24 OF THE GRASS VALLEY TOWNSITE AND WITHIN SECTION 27, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B&M OF THE INCORPORATED CITY OF GRASS VALLEY, CALIFORNIA.

A.P.N.: 008-370-010
SCALE: 1" = 8' JUNE 2026



LEVEL 2
Scale: 1/8" = 1'-0"



LEVEL 1
Scale: 1/8" = 1'-0"

- UNIT 1
Level 1 - 3,920 SF
Level 2 - 910 SF
4,830 SF - Total
- UNIT 2
Level 1 - 3,745 SF
Level 2 - 2,030 SF
5,775 SF - Total
- SHARED SPACE
VESTIBULE 113 SF

TENTATIVE BUILDING CONDOMINIUM MAP FOR:
CAMERON BRADY
134 South Church Street
COUNTY OF NEVADA

DESIGNED: KUN
DRAWN: KUN
CHECKED BY: KUN
DATE: June 3, 2026
PROJECT No.: 26-168
DWG. NAME: 26-168 Tentative Map.dwg

NO. REVISIONS DATE

NELSON
ENGINEERING
Civil Engineering, Surveying & Land Planning
14028 Camas Court
Palm Valley, CA 95946
(530) 432-4818
www.nelsonengineering.com

PROFESSIONAL LAND SURVEYOR
KEVIN J. NELSON
No. 8425
Expires 12/31/26
STATE OF CALIFORNIA

2 OF 2



ATTACHMENT 5

DRAFT CONDITIONS OF APPROVAL

Application Number: 26PLN-0024
Applicant: Cameron Brady (Applicant/Operator)/ Nelson Engineering (Representative)
Location/APNs: 134 South Church Street, Grass Valley, CA 95945 (APN: 008-370-010)
Prepared by: Vanessa Franken, Associate Planner

STANDARD CONDITIONS

1. The approval date for Planning Commission review of the proposed project is 7/21/2026, with an effective date of 8/06/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of two years and shall expire on 7/21/2028, 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 the proposed future development. Any framing, plumbing, mechanical, or electrical work that occurs requires a separate submittal for a building permit.
2. One of the two following options for condominium/parcel separation are required:
 - a. Condominium conversions are required to meet the California Building Code (CBC) requirements for exterior walls on property lines per table 601 and 705.5. These tables require (minimum) 1-hour walls on both sides of the new property line(s) including all applicable separation requirements.

- b. Dedicated access easements and contractual agreements that permit the owners of portions of the building located on either side of the lot line to access the other side(s) for the purposes of maintaining fire and life safety systems necessary for the operation of the building shall be provided for review and approval prior to the recordation of the condominium map.

PLANNING DIVISION

1. All new signs associated with the facility shall be designed to meet the City Sign Ordinance ([Chapter 17.38 – Signs](#)).
2. New signs shall conform with Section [17.38.030 – Sign Permit Requirements](#), a Master Sign Program application is required for any site that has (2) or more tenants.
3. All business tenants are to obtain a Business License.
4. A reciprocal parking agreement between appropriate owners is required to be recorded prior to recordation of the Parcel Map, to ensure shared parking agreement between condominium tenants and Parcel 2 is executed. A final agreement is required prior to final occupancy of existing building.
5. Exterior modifications to the building exterior may require a Development Review application. Project proponent of applicable construction work shall consult with the Planning Division.
6. Future tenants shall consult with the Planning Division for required parking stalls required per condominium tenant space.