

**Prepared by:** Lucy Rollins, Senior Planner

**DATA SUMMARY:**

**Application Number:** 25PLN-10  
**Subject:** Tentative Parcel Map for a condominium conversion of ±1.36-acre parcel with 6 existing commercial units at 984-998 Plaza Drive to six parcels parcel for individual ownership and one common area parcel  
**Location/APN:** 984-998 Plaza Drive / 035-480-023  
**Owner:** Lance Amaral  
**Applicant:** Brian Valli, Andrew Cassano  
**Zoning/General Plan:** Central Business District (C-2) / Commercial (C)  
**Entitlements:** Tentative Parcel Map  
**Environmental Status:** Categorical Exemption

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**RECOMMENDATION:**

1. That the Planning Commission approve the Tentative Parcel Map application for the condominium conversion as presented, or as may be modified at the public hearing, which includes the following actions:
  - a. Determine the Tentative Parcel Map project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report;
  - b. Adopt Findings of Fact for approval of the Tentative Map Application as presented in the Staff Report;
  - c. Approve the Tentative Map for the division of a ±1.36 parcel into seven parcels as presented in accordance with the Conditions of Approval, attached to the Staff Report.

**BACKGROUND:**

This property was originally developed in the County and subsequently annexed to the City in 2002. The existing parcel was originally part of a larger parcel subdivided in 1990, with the resultant parcel labeled Parcel 3 of that map. The property is built out with a commercial building with six suites for retail and office uses.

**PROJECT DESCRIPTION:**

The proposed tentative map involves the subdivision of a ±1.36-acre into seven parcels, including six commercial condominiums ranging in size from 1,065 square feet to 4,650 square feet, with the parking area and landscaping as a seventh “remainder” parcel and common area. The tentative map is subject to the standards contained in Article 8 of Chapter 17 of the City Municipal Code (subdivision ordinance) and the California Subdivision Map Act. The submitted Tentative Map application is consistent with the requirements of City’s subdivision ordinance. There is no additional development proposed at this time. The site is served by NID water and City sewer.

#### **SITE DESCRIPTION AND ENVIRONMENTAL SETTING:**

The project site is entirely developed with a building with six suites, parking lot, and associated landscaping. The land to the east is under construction with a hotel and open space and commercial uses occupy land to the west, south, and north.

#### **GENERAL PLAN AND ZONING:**

General Plan: The Grass Valley 2020 General Plan identifies the site as Commercial (COM). The intent of the Commercial General Plan designation includes all types of commercial retail and service establishments on the highway and along major streets.

Zoning: The C-2 Zoning designation applies to existing auto-oriented areas. The C-2 zone permits a full range of retail and restaurant uses.

#### **ENVIRONMENTAL DETERMINATION:**

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption includes division of existing commercial buildings into common-interest ownership where no physical changes occur. The proposed tentative map is intended to allow individual sale and ownership of existing suites in an existing structure and will not include any changes to or expansion of the commercial property.

#### **FINDINGS:**

1. That the proposed condominium conversion is consistent with the general plan, and any applicable specific plan, and that none of the findings for denial in Subsection C of Section 17.81.060 GVMC 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
2. The Planning Commission reviewed the project in compliance with the California Environmental Quality Act and recommends that the Planning Commission find the project qualifies for a Class 1, Categorical Exemption (Existing Facilities) in accordance with the California Environmental Quality Act and CEQA Guidelines.

#### **RECOMMENDED CONDITIONS:**

1. The approval date for this tentative map is May 20, 2025 pursuant to Section 17.81.080 GVMC. This project is approved for a period of three (3) years and shall expire on May 21, 2028, unless the Tentative Parcel Map has been filed with the County Recorder's Office or the applicant requests a time extension that is approved by the Grass Valley Planning Commission pursuant to the Development Code or unless otherwise provided for by the Subdivision Map Act.
2. It shall be the applicant's responsibility to file a Notice of Exemption, which can be prepared by staff at the applicant's request.
3. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.
4. Prior to recording the final/parcel map, the applicant must apply for NID service for each newly created parcel and pay applicable connection fees, per NID Rules and Regulations.
5. Prior to recording the final/parcel map, the applicant shall submit to the City Engineer for review and approval a Final/Parcel Map prepared by a Licensed Surveyor, or Registered Civil Engineer licensed to survey in the State of California, in accordance with the City's Subdivision Ordinance and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording.
6. Prior to recording the final/parcel map, the subdivider shall provide the Engineering Division an acceptable method, such as a property owners association, tenant agreement, and/or CC&R's to maintain common areas. Common areas can include residential areas, landscape areas, ingress/egress accesses, monitoring wells, roadways and utilities, detention facilities and open space areas not accepted by the City. Documentation may be reviewed by the City Planner (for non-residential), City Engineer, and City Attorney (if determined necessary). CC&R's must include a statement that they cannot be modified without the approval of the City of Grass Valley.
7. One of the following must be met for parcel separation pursuant to the California 2022 Building Standards Codes as modified and adopted by the City of Grass Valley and Nevada County:
  - 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), OR
  - 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.

8. Project shall be in compliance with the vegetation management requirements of the City of Grass Valley Municipal Code Section 8.16.200 and its subsections.
9. Project shall be in compliance with California Fire Code section 907.2.11.2 for smoke alarm requirements.
10. Project shall be in compliance with California Fire Code sections 915.2.1-915.5.3 for all Carbon monoxide detector requirements.
11. Project shall be in compliance with California Fire Code section 906 for all Portable Fire extinguisher requirements.

**ATTACHMENTS:**

1. Aerial Map
2. Vicinity Map
3. Tentative Map
4. Application Materials