PLANNING COMMISSION RESOLUTION NO. 17-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 17-04 FOR A DEVELOPMENT PERMIT AND COASTAL DEVELOPMENT PERMIT (858 NORTH 5TH STREET)

WHEREAS, the Planning Commission for the City of Grover Beach has received for its review and consideration a Staff Report and presentation in connection with Development Application 17-04, requesting approval for a Development Permit and Coastal Development Permit to construct a new three-story, 2,788 square foot, four bedroom, single family residence with an attached 600 square foot garage, a 164 square foot second floor deck, and a 288 square foot third floor deck at 858 North 5th Street (APN 060-490-031) in the Coastal Planned Low Density Residential (CPR1) Zone; and

WHEREAS, the notice of Public Hearing was sent to adjoining property owners and advertised in the manner required by law; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA), Class 3: New Construction; and

WHEREAS, the Planning Commission of the City of Grover Beach has reviewed and considered Development Application 17-04 at a Public Hearing on July 12, 2017; and

WHEREAS, the Planning Commission for the City of Grover Beach makes the following findings in accordance with Grover Beach Municipal Code (GBMC) Article IX, Section 6.20.060(F), subject to the Conditions of Approval contained herein:

1. The proposed development is consistent with the General Plan, the Development Code, and other City goals, policies, and standards, as applicable. The proposed project is consistent with Land Use Element policies regarding infill development as discussed in the staff report. The project has been designed to meet all development standards of the CPR1 Zone as shown in the staff report.

2. The subject site is physically suitable in terms of design, location, operating characteristics, shape, size, and topography. The site is currently undeveloped. The site location, lot size, and topography are suitable for the development of a single family residence.

3. The site's suitability ensures that the type, density, and intensity of use being proposed will not constitute a hazard to the public interest, health, safety, or welfare. The site can be served by City water and sewer, and all other public utilities. The use, density and intensity of the residential use are consistent with the CPR1 Zone. The project has been conditioned to meet all applicable Building and Fire Codes to ensure the project will not constitute a hazard to the public interest, health, safety, or welfare.

4. The project will not substantially obstruct views from adjacent properties because the project has been designed to minimize the third story footprint.
WHEREAS, the Planning Commission for the City of Grover Beach makes the following findings in accordance with Grover Beach Municipal Code (GBMC) Article IX, Section 6.20.040(H), subject to the Conditions of Approval contained herein:

1. The proposed development as modified by any conditions of approval, is in conformity with the City’s certified Local Coastal Program and will not adversely affect coastal resources. The proposed project will meet the Local Coastal Program policies with multi-level construction design being used to reduce height, bulk and coverage and landscaping consisting of low water use plants that are primarily native.

2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The site is not located between the first public road and the sea.

3. Feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment. The proposed project includes a multi-level construction design that will reduce required grading and has been designed primarily with native plants in the landscaping.

4. The proposed use is consistent with the purposes of the zone in which the site is located. The proposed project complies with the development standards for the CPR1 Zone.

5. The proposed development is in conformance with the City’s General Plan.

6. The proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

7. Public services are adequate to serve the proposed development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission for the City of Grover Beach DOES HEREBY APPROVE Development Application 17-04 for a Development Permit, subject to the following conditions:

CONDITIONS OF APPROVAL:

GENERAL

G-1. The approval granted by this Resolution shall be valid for twenty-four (24) months of the Planning Commission final approval date, and shall expire unless a valid building permit is issued and construction commenced. A request for a time extension shall be submitted to the Community Development Department as provided in Grover Beach Municipal Code Article IX, Section 6.30.060.

G-2. The Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant’s expense, City and City’s agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such
claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney’s fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition.

G-3. All Conditions of Approval shall be provided on a full size sheet as part of the construction plan set. All notes and specifications as shown on the plans shall be considered Conditions of Approval. If there is a conflict between the approved plans and the Conditions of Approval, the Conditions of Approval shall prevail. The project shall comply with all Federal, State, Local and City codes, regulations, and standards. Construction plans shall comply with applicable California Building Codes in effect at the time of plan submittal.

G-4 The hours of construction shall be from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. Saturday, Sunday, and holidays, in accordance with Municipal Code Section 3120.1. All construction traffic shall access the site utilizing the truck route(s) closest to the site as defined in the City Circulation Element and as approved by the City’s Police Department. Violations are subject to citation and fines.

COMMUNITY DEVELOPMENT DEPARTMENT

CDD-1. This approval authorizes the construction of a three-story, 2,788 square foot, single family residence with an attached 600 square foot garage, a 164 square foot second floor deck, and 288 square foot third floor deck in substantial conformance with the project plans attached as Exhibit A.

CDD-2. The proposed plans shall comply with the CPR1 Development Standards, in accordance with Development Code Section 2.20.050.E.

CDD-3. Prior to issuance of a building permit, the applicant shall submit a final landscape plan in compliance with GBMC Article IX Section 3.30 Landscaping Standards and the State’s Model Water Efficient Landscape Ordinance.

FIRE DEPARTMENT

FD-1. Installation of a NFPA 13D Fire Protection System is required and shall be installed in accordance with current adopted building and fire codes. Plans shall be submitted to the City of Grover Beach and Five Cities Fire Authority for review and approval prior to installation.

FD-2. The fire sprinkler riser shall have a water flow alarm with a dedicated electrical circuit and a lock on device installed.

FD-3. The fire sprinkler riser shall be installed inside the garage in a fire rated protective enclosure.

FD-4. A minimum 1” water service line and 1” water meter shall be installed to the residence, calculated and approved by Fire Protection Engineer.
FD-5. The main control valve shall only shut off domestic water service and not the fire water.

FD-6. A warning sign, with a minimum ¼ inch letters, shall be affixed adjacent to the main shutoff valve and shall state the following:

**WARNING:**
The water system for this home supplies fire sprinklers that require certain flows and pressures to fight a fire. Devices that restrict the flow or decrease the pressure or automatically shut off the water to the fire sprinkler system, such as water softeners, filtration systems, and automatic shutoff valves, shall not be added to the system without a review of the fire sprinklers system by a fire protection specialist. **DO NOT REMOVE THIS SIGN.**

FD-7. Smoke detectors and Carbon Monoxide Detectors shall be installed in all sleeping areas and in corridors leading to the sleeping areas and be electrically interconnected with battery back-up.

FD-8. Address number shall be Arabic numerals or Alphabet Letters. Numbers shall be a minimum of four inches high with a minimum stroke width of 0.5 inches.

FD-9. Five Cities Fire Authority shall be contacted and an appointment made to do a rough fire sprinkler inspection prior to drywall/insulation install. After construction is complete, an appointment made and a final fire sprinkler inspection shall be completed.

**PUBLIC WORKS DEPARTMENT**

PW/CE-1. Prior to the issuance of a building permit, the applicant shall submit Public Improvement Plans depicting all the proposed road and utility improvements required by applicable City standards. The plans to be approved by the City Engineer shall, at a minimum, include the following:

A. Street conforms to be 3” minimum A.C. pavement over 6” Class II aggregate base. Width of paving conform shall be a maximum of 11’ measured from the new face of curb.

B. The new concrete driveway shall meet City standards, including ADA sidewalk accessibility, and minimum and maximum grades to new garages.

C. New utility connections to meet City standards for material, size and grades.

D. The public improvements shall be completed and accepted prior to issuance of a Certificate of Occupancy. All public improvements shall be installed consistent with City standards, as required by the City Engineer.

E. A separate 1” domestic water service line and meter shall be constructed to meet fire sprinkler demands, subject to the approval of the Public Works Department.

PW/CE-2. Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other professionals licensed in the State of California.

PW/CE-3. Prior to issuance of a building permit, an engineered grading and drainage plan shall be submitted for approval and the following is required:

A. A soils and geotechnical report.

B. Show all existing and proposed easements, including setbacks.
C. Provide sufficient detail for the adjoining properties to the extent of representing adjacent grades and existing drainage patterns (on-site drainage conditions, grade change between adjoining lots, adjacent structures, etc.).

PW/CE-4. Prior to issuance of building permit, the applicant shall comply with Municipal Code Article IX Development Code, Chapter 5.60 Stormwater Construction and Post Construction Management. This will require submittal of an Erosion Control Plan utilizing best management practices and a Water Pollution Control Plan. The submittal and recordation of the following will be required:

A. Post Construction Stormwater Management System Operations & Maintenance plan, checklist and maintenance agreement, due prior to final inspection.

PW/CE-5. Prior to construction commencing, construction plans shall be approved and applicable permits issued. Grading will require a Grading Permit unless grading activity is proposed as part of the development of a structure. Work in the public right-of-way will require an Encroachment Permit.

PW/CE-6. Prior to final inspection, all new utility services shall be undergrounded, as required by Municipal Code Article IX Section 5.40.

On motion by ________________, seconded by ________________, and on the following roll-call vote, to wit:

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the foregoing RESOLUTION NO. 17–__ was PASSED, APPROVED, and ADOPTED at a Regular Meeting of the City of Grover Beach Planning Commission on this 12th day of July, 2017.

JOHN LAFERRIERE, CHAIR

Attest:

BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR
SECRETARY TO THE PLANNING COMMISSION