CITY OF GROVER BEACH  
TEMPORARY USE PERMIT  

APPLICATION NO.: DA-19-00018  
APPLICANT: GB Dunes LLC  
LOCATION: 1207 S. 13th Street  
GENERAL PLAN LUE: Medium Density Residential  
PROPOSED USE: Sales/Construction Office Trailer for New Residential Development  
DATE & TIME: August 2019 through August 2020  

STAFF RECOMMENDS:  
☐ DENIAL  
☒ APPROVAL  
☐ APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:  
1. This Temporary Use Permit authorizes a sales/construction office trailer to be located on the property of 1207 S. 13th Street for a new residential development. The findings for approval of the Temporary Use Permit are as follows, per Development Code Section 6.20.080.H:  
   • The location, operation and time period of the temporary use will not constitute a hazard to the public interest, health, safety, or general welfare;  
   • The operation of the temporary use will not be detrimental to adjoining properties through the creation of excess dust, light, noise, odor, or other objectionable characteristics;  
   • The proposed lot is adequate in size and shape to accommodate the temporary use without detriment to the enjoyment of other properties located adjacent to and in the vicinity of the subject lot;  
   • The proposed lot is adequately and safely served by streets having sufficient capacity and improvements to accommodate the quantity of traffic that the temporary use will or could reasonably be expected to generate; and  
   • There will be adequate parking on-site to accommodate vehicular traffic to be generated by the use.  
2. If during operations the applicant is not in compliance with the above conditions, this Temporary Use Permit may be suspended or revoked by the Community Development Director, Police Chief, or City Manager or their designees.  

COMMUNITY DEVELOPMENT DIRECTOR DECISION:  
☐ APPROVAL  
☒ APPROVAL SUBJECT TO THE ABOVE CONDITIONS  
☐ DENIAL  

SIGNATURE:  
DATE: 8/16/19  

APPEAL PROVISIONS: The Community Development Director's decision may be appealed to the Planning Commission within 10 working days of approval in compliance with Development Code Section 7.20 Appeals.