



# CITY OF GROVER BEACH

## TEMPORARY USE PERMIT

**APPLICATION NO.:** DA-23-41

**APPLICANT:** Mike Putich

**LOCATION:** 811 N. 1<sup>st</sup> Street

**APN:** 060-482-034

**GENERAL PLAN LUE:** Low Density Residential

**ZONING:** Coastal Low Density Residential (R1)

**PROPOSED USE:** Temporary office/living quarters (self-contained trailer) during construction of single-family residence

**DATE & TIME:** November 2, 2023 through construction completion

**STAFF RECOMMENDS:**

DENIAL

APPROVAL

APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. This Temporary Use Permit authorizes a temporary office/living quarters to be located on the property of 811 North 1<sup>st</sup> Street (APN 060-482-034) in association with the active construction of a new single family residence (BP-22-00470) as indicated in Exhibit A. 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.
3. A building permit shall be issued prior to placement of a temporary sales trailer and located on the property consistent with Exhibit A.

**COMMUNITY DEVELOPMENT DIRECTOR DECISION:**

APPROVAL

APPROVAL SUBJECT TO THE ABOVE CONDITIONS

DENIAL

SIGNATURE: *Megan Martin*

DATE: 11/2/2023

**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.

# Exhibit A

