



City of Grover Beach

November 21, 2023

5Cities Homeless Coalition
Janna Nichols
100 S. 4th Street
Grover Beach, CA 93433

Sent via email: DignityMoves, 5Cities Homeless Coalition

Subject: Development Application 23-36: Administrative Coastal Development Permit for 943 S. 4th Street

Dear Ms. Nichols,

The Community Development Director approved on the date of this letter the above-referenced project located at 943 S. 4th Street, subject to the conditions herein. This Permit authorizes an Administrative Coastal Development Permit to construct:

A request by 5Cities Homeless Coalition and Dignity Moves for an Administrative Coastal Development Permit to establish a 30-bedroom low barrier navigation center (emergency shelter). The project site is located on an approximately 18,000 square-foot lot. Development will result in disturbance of the entire lot. The project includes landscaping, site improvements, and utility connections. The project is located at 943 S. 4th Street within the Coastal Industrial Zone (CI). It is within the Coastal Zone and is not appealable to the Coastal Commission.

This approval is based upon the following findings for an Administrative Coastal Development Permit:

1. The proposed development, as modified by any conditions of approval, is an infill development located within an existing subdivision map in conformity with the City's certified Local Coastal Program and will not adversely affect coastal resources.

Fact. The project site is located within the Coastal Industrial Zone surrounded by industrial and manufacturing uses. The site is generally level, vacant, and unimproved. There are no coastal resources at the site, and as conditioned, the project will not adversely affect coastal resources.

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).

Fact. The project is located in the Coastal Zone and is outside the appealable area, therefore, not subject to the public access and recreation policies of Chapter 3.

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3. Feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment.

Fact. The project site is an existing legal lot within the Coastal Industrial zone. The lot is unimproved and will be developed with an emergency shelter consistent with the City's Municipal Code and Development Code. The site is undeveloped and vacant with no potential for habitat. It can be seen with certainty that the proposed infill development will not have any significant adverse effect on the environment.

4. The proposed use is consistent with the purposes of the zone in which the site is located.

Fact. The project site is zoned Coastal Industrial and is within a Shelter Overlay zone. The proposed use is allowed within the zoning designation and further preempted by the Shelter Overlay. The project will be developed subject to the standards within the Development Code and consistent with the City's Local Coastal Program.

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

Fact. The City's General Plan designates the site as Industrial. The proposed emergency shelter is in conformance with the City's General Plan pursuant to allowable land uses within the industrial category identified in the Land Use Element and the housing policies related to housing for homeless individuals within the Housing Element.

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.

Fact. The project will result in the development and improvements at the site to which operation and maintenance 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.

Fact. Public services are available and adequate for purposes of serving the proposed development

In approving an Administrative Coastal Development Permit, conditions of approval may be imposed to ensure that the development will comply with the findings above. This approval is subject to the following conditions of approval.

1. This approval authorizes the construction of a 30-bedroom low barrier navigation center (emergency shelter) in substantial conformance with the plans attached as Exhibit A and as amended by conditions contained herein.
2. The approval granted by this permit shall be valid for twenty-four (24) months from the decision 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.

3. The Applicant agrees, as a condition of approval of this permit, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers, attorneys and employees from and against any loss, liability, costs, damages, claims, action or proceeding of any kind including also any proceeding commenced to attack, review, set aside, void or annul the approval of this permit or to determine the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such loss, liability, costs, damages, claims, 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. Applicant's acceptance of this Permit or commencement of construction or operations under this permit shall be deemed to be acceptance of all conditions contained in this permit.
4. 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.
5. 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.
6. Failure to appeal the action or a specific condition imposed as provided in Municipal Code Article IX Development Code, Section 6.30.020 within 10 working days following the date of the decision shall be deemed an agreement to all conditions of approval.

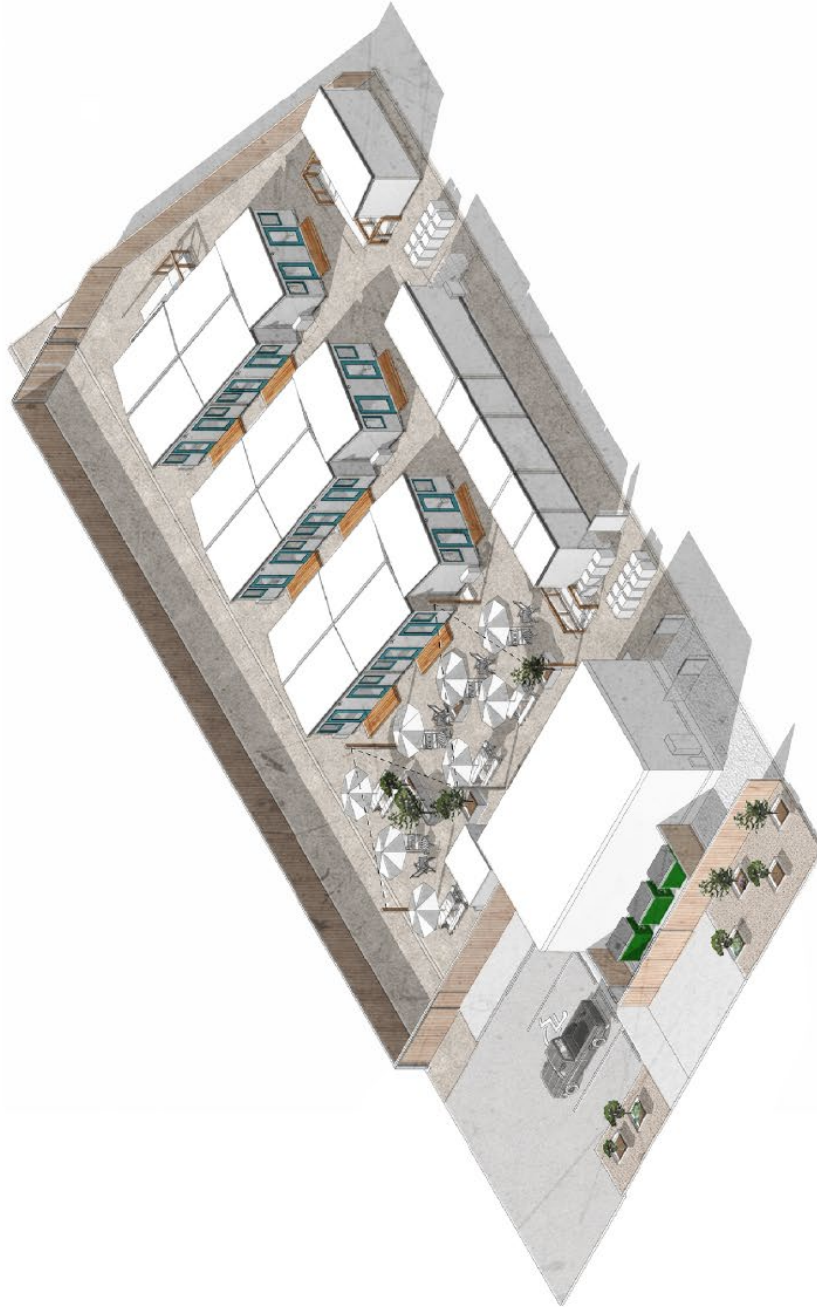
Please review the conditions carefully. As the applicant, you are responsible to see that the conditions are implemented. This Permit approved by the Community Development Director is appealable to the Planning Commission within 10 working days of this letter. Appeals shall be filed as provided in Municipal Code Article IX Development Code Section 6.30.020. If you have questions regarding this Permit or the appeal process, please contact me at (805) 473-4520 or mmartin@groverbeach.org.

Sincerely,

Megan Martin

Megan Martin
Community Development Director

Exhibit A



DignityMoves

Gensler
09/12/2023

BIRD'S EYE PERSPECTIVE FACING NORTH

GROVER BEACH

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