



# City of Grover Beach

Mayor John P. Shoals      Mayor Pro Tem Mariam Shah  
Council Member Jeff Lee, Council Member Barbara Nicolls, Council Member Debbie Peterson

Matthew Bronson  
City Manager

July 21, 2017

Mark T. Nelson  
5145 Olmeda Ave.  
Atascadero, CA 93422  
Via email: [m.t.n@charter.net](mailto:m.t.n@charter.net)

Subject: Development Permit 17-13: Administrative Development Permit for 1005 Trouville Avenue

To Whom it May Concern,

On July 21, 2017, the Community Development Director approved the above referenced project located at 1005 Trouville Avenue, subject to the conditions herein. This Permit will authorize the remodel and addition to unit 1 in the building.

This approval is based upon the following findings:

1. The proposed development is consistent with the General Plan, the Development Code, and other City goals, policies, and standards, as applicable. The site is located in the Medium Density Residential (R2) Zone. As conditioned, the project is consistent with all applicable development standards.
2. The subject site is physically suitable in terms of design, location, operating characteristics, shape, size, and topography. The project does not change the use of the site or the amount of required parking.

In approving an Administrative 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.

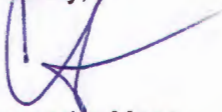
1. This approval authorizes the remodel and addition to the westerly portion of 1005 Trouville Avenue in substantial conformance with the plans attached as Exhibit A and as amended by conditions contained herein.
2. The Applicant agrees, as a condition of approval of this Permit, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers 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 Permit 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  
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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.

3. The approval granted by this permit shall be valid for 24 months from the decision date, and shall expire unless the required Building Permit is issued. A request for a time extension shall be submitted to the Community Development Department as provided in Municipal Code Article IX Development Code, Section 6.30.060.
4. The applicant shall comply with all local, state and/or federal laws, rules, regulations and/or standards as they may pertain to this Permit, whether specified herein or not.
5. Prior to construction commencing, construction plans shall be approved and applicable permits issued.
6. 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.
7. 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.

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 the approval date. 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 [cmesa@groverbeach.org](mailto:cmesa@groverbeach.org).

Sincerely,



Cassandra Mesa  
Building/Planning Technician

Exhibit A

Subject Site





1005 Trouville Avenue: Existing South Elevation



1005 Trouville Avenue: Existing West Elevation





