



City of Grover Beach

February 26, 2019

Duke and Lori Sterling
1300 Price Street
Pismo Beach, CA 93449

Via email: duke@yourgrandview.com

RE: Development Application 18-55 – Administrative Development Permit (ADP) for Façade enhancement / redevelopment at 1367 West Grand Avenue (060-243-010)

Dear Mr. and Mrs. Sterling,

On February 25, 2019, the Community Development Director approved the above referenced project located at 1367 West Grand Avenue, subject to the conditions herein. This Permit will façade upgrades and enhancements at the above address.

This approval is based upon the following findings per Grover Beach Development Code Section 6.20.020.F:

1. The proposed development is consistent with General Plan, Development Code, and other City goals, policies, and standards.
2. The subject site is physically suitable in terms of design, location, operating characteristic, shape, size and topography.

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 front façade renovations and enhancements at 1367 West Grand Avenue only, in substantial conformance with the plans attached as Exhibit A. This permit does not grant approval of any additional non-residential square footage, nor residential units.
2. A color board shall be submitted showing the exact color and materials at the time of building permit submittal.
3. 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

154 South Eighth Street ♦ Grover Beach, California 93433 ♦ FAX (805) 489-9657 ♦ www.groverbeach.org

Administrative Services/Water (805) 473-4550 ♦ City Council/City Manager (805) 473-4567 ♦ City Clerk (805) 473-4568
Community Development - Building, Planning & Economic Development (805) 473-4520 ♦ Human Resources (805) 473-4564
Parks & Recreation (805) 473-4580 ♦ Police/Non-Emergency (805) 473-4511 ♦ Public Works (805) 473-4520

as defined in the City Circulation Element and as approved by the City's Police Department. Violations are subject to citation and fines.

4. 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 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.
5. The approval granted by this permit shall be valid for 24 months from the decision date, and shall expire unless the business operations are commenced. 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.
6. 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.

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) 473-4528 or rcastillo@groverbeach.org.

Sincerely,



A. Rafael Castillo, AICP
Senior Planner

Exhibit A

