



CITY OF GROVER BEACH

TEMPORARY USE PERMIT

APPLICATION NO.: DA-19-00018

APPLICANT: GB Dunes LLC

LOCATION: 1207 S. 13th Street

APN: 060-565-002

GENERAL PLAN LUE: Medium Density Residential

ZONING: Medium Density Residential (R2)

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: 8/6/19

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.