



City of Grover Beach

Mayor Jeff Lee

Mayor Pro Tem Mariam Shah

Council Member Karen Bright, Council Member Desi Lance, Council Member Barbara Nicolls

Matthew Bronson
City Manager

October 21, 2019

Duke Sterling
Proverbs 16:3 Trust
1300 Price Street
Pismo Beach, CA 93449
Sent Via Email: duke@yourgrandview.com

Subject: Development Application 19-28 – Administrative Development Permit (ADP) entitlement to convert a commercial unit to a residential unit at 168 South 10th Street (APN 060-232-013)

Dear Mr. Sterling,

On October 21, 2019, the Community Development Director approved the above referenced entitlement to convert a commercial unit located at 168 South 10th Street to a residential dwelling unit, approximately 613 square feet in size, subject to the conditions herein. This action will authorize the conversion of the commercial unit into a residential dwelling unit upon issuance and final of a building permit.

This approval is based upon the following findings per Grover Beach Development Code Section 6.20.20.F:

1. The proposed development is consistent with the General Plan, the Development Code, and other City goals, policies, and standards, as applicable.

Fact. The site is located in the Central Business Zone and allows for mixed use projects. Therefore, the conversion of one of the two commercial units to a residential unit is suitable. The project is consistent with all applicable development standards.

2. The subject site is physically suitable in terms of design, operating characteristics, shape, size, and topography.

Fact. The 3,750 square foot lot is slightly sloped and is suitable for development of one residential units and one commercial unit.

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:

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

1. This approval authorizes the conversion of a commercial unit, approximately 613 square feet in size, to a two bedroom residential dwelling unit in substantial conformance with the plans attached as Exhibit A and as amended by conditions contained herein.
2. A building permit and approved building plans are required to convert previous commercial space into a residential unit. The building plans and permit shall include the conversion of the patio to building area.
3. Prior to the issuance of applicable Building Permits, plans complying with the California Building Codes (e.g. Building, Electrical, Energy, Fire, Plumbing) and City Municipal Codes shall be approved by the City.
4. Prior to building permit issuance, Development Impact Fees (DIF), estimated at approximately \$3,300, related to the creation of a residential unit shall be paid in addition to building permit fees, estimated at approximately \$3,000. Final fees for both DIF and building permit shall be computed at the time of building permit issuance.
5. Prior to building permit issuance, the applicant shall submit clearance from the Lucia Mar School District that school impacts have been mitigated.
6. Prior to occupancy, addresses shall be posted for each unit. Address number shall be Arabic numerals or Alphabet Letters. Numbers shall be a minimum of four inches high with a minimum stroke width of 0.5 inch.
7. 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 of action shall be deemed as agreement to all conditions of approval.
8. 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.
9. 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.
10. 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.

11. 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.
12. 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 jreese@grover.org.

Sincerely,



Janet Reese
Associate Planner

Exhibit A

Owner/Applicant:

Applicant: Duke Sterling
1300 Price Street, Pismo Beach, California 93449
(805) 801-4441

Architect: Cody McLaughlin
967 South 16th Street, Grover Beach, California 93433
(805) 704-1713

This project shall comply with the 2016 editions of the California Residential Code (CRC) and/or California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), and the California Green Building Standards Code, California Energy Code (CEnc), all amendments to the CA codes adopted by the City, and all other codes, regulations, and approvals established by the City.

Allowable Density: $(50' + 35') \times 75' = 6375 \text{ SF} =$
.146 acres \times 20 units/acre = 3 units

Project Description:

Conversion of 2 offices to 1 office and 1 residence.

APN: 060-232-013
Zoning: CB
Use: Mixed-Use
Occupancy Group: Business Areas (100sf per occupant)
Construction Type: VB
Fire Sprinklers: No
Number of Stories: 1
Occupant Load: 4
Number of Exits: 1
Seismic Design Category: D
Occupancy Category: II
Lot Area: 3,750 sf
Total Building Area: 816 sf
Commercial Floor Area: 203 sf
Residential Floor Area: 613 sf
Open space: Required - 140 sf, Proposed - 1,289 sf

(E) wall  (N) wall 

Existing and proposed coverage:

Building: 816 sf 22%
Pervious: 879 sf 23%
Impervious: 2055 sf 55%

Parking:

Required

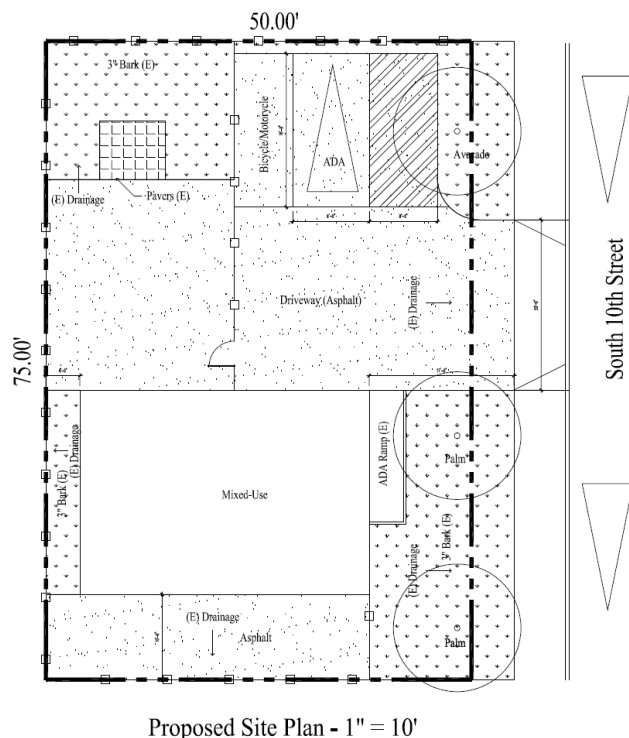
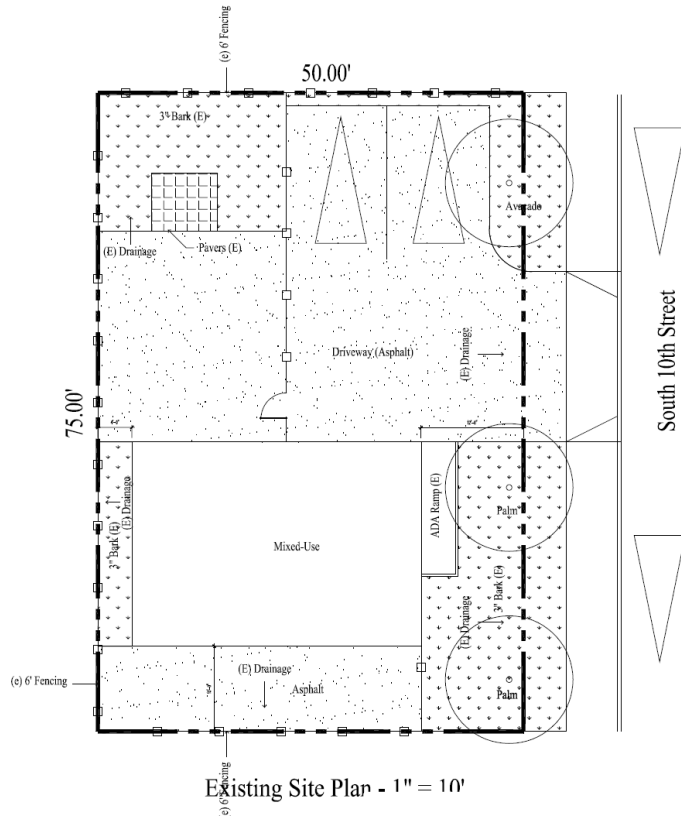
Multi Family Dwelling, CB zone, 2 bedroom: 1.5 spaces
Office, CB zone: 1/300 sf = 1 space

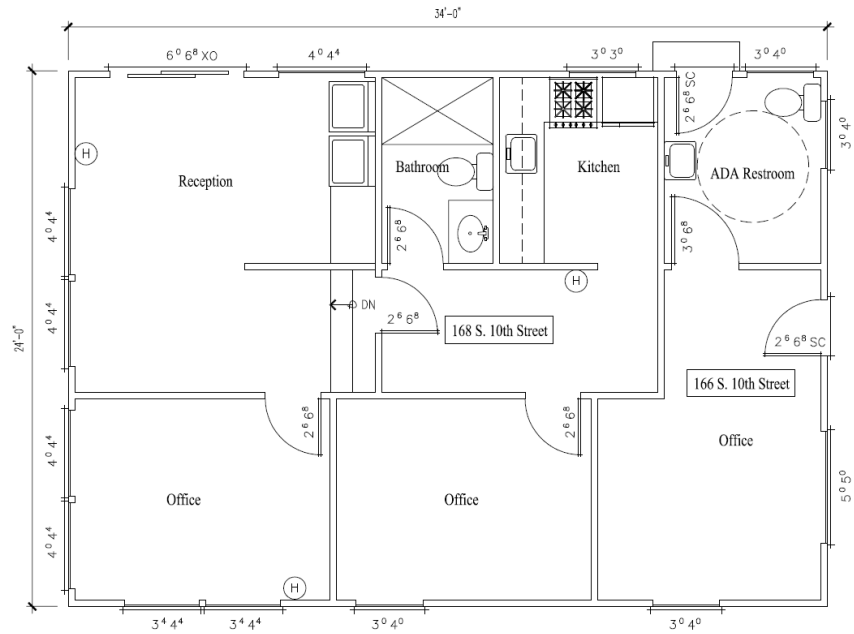
Proposed

3 spaces (2 on-street)

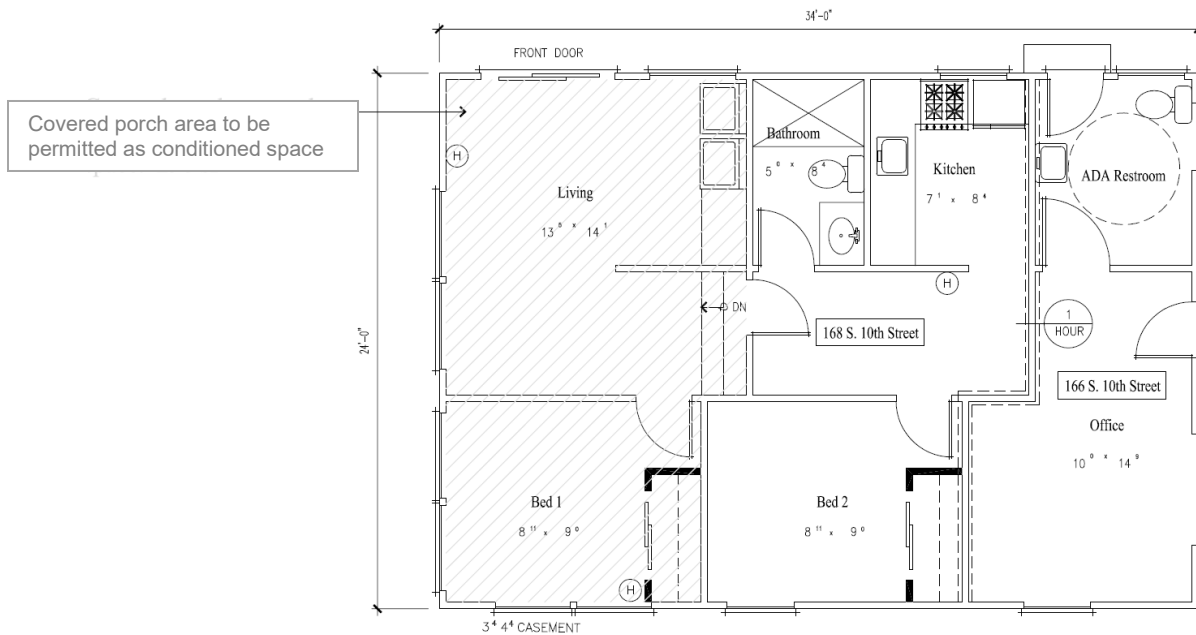
Utilities:

Water	City of Grover Beach	(Existing)
Sewer	City of Grover Beach	(Existing)
Gas	Southern California Gas	(Existing)
Electricity	Pacific Gas & Electric	(Existing)
Cable	Charter Communications	(Existing)
Telephone	Pacific Bell	(Existing)





Existing Plan



Proposed Plan